THIS DEED PREPARED BY JAMES A. CARNEY, ATTORNEY, 730 STAHLMAN BLDG., NASHVILLE, TENNESSEE 37201

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TRUSTEE'S DEED

The Name & Address of a Property Owner:	The Name & Address of the Mortgagee:	Map-Parcel Numbers:
Jack J. Cohen, et ux, et al 1125 Stahlman Bldg. Nashville, TN 37201	Western Pacific Financial Corporation 555 North "D" Street San Bernardino, CA 92402	Map 73-1 Parcel 184 15DZ 37435

WHEREAS, by Installment Deed executed by John E. Capps and wife, Reba Capps, to E. A. Carney, Trustee, and recorded in Book 6851, page 883, Register's Office for Davidson County, Tennessee, to secure a promissory note therein described; and,

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed the said E. A. Carney, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and,

WHEREAS, the said E. A. Carney, Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of intent to sell said property at the front door of the Courthouse in Nashville, Tennessee, on August 22, 1986 at 12:00 o'clock Noon; and,

WHEREAS, at the time and place in said advertisement the said E. A. Carney, Trustee, offered the property hereinafter described for sale to the highest bidder and the highest and best bid received was that of Jack J. Cohen and wife, Bessie D. Cohen, a 1/3 undivided interest, Don Vantrease and wife, Brenda Vantrease, a 1/3 undivided interest, and Thomas M. Gray and wife, Jannie C. Gray, a 1/3 undivided interest. Said purchase price was for Thirty Five Thousand --------- And No/00 ---------- ($35,000.00) ---------- Dollars.

NOW, THEREFORE, E. A. Carney, Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the sum bid, I, E. A. Carney, Trustee, therefore, sell, transfer and convey unto the said purchasers, Jack J. Cohen and wife, Bessie D. Cohen, a 1/3 undivided interest, Don Vantrease and wife, Brenda Vantrease, a 1/3 undivided interest, and Thomas M. Gray and wife, Jannie C. Gray, a 1/3 undivided interest, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Highland View Subdivision of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee.

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Said Lot No. 70 fronts 70 feet on the northeasterly margin of Milton Drive, formerly Warrenton Place, and extends back 150 feet between parallel lines to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to John E. Capps and wife, Reba Capps, by deed from Jack J. Cohen, et ux et al, of record in Book 6851, page 883, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, known as 2412 Milton Drive, Nashville, TN 37216

TO HAVE AND TO HOLD, said tract or parcel of land with the appurtenances estate, title and interest thereunto belonging to the said purchasers, their heirs and assigns.

This conveyance is made pursuant to the powers vested in me as Trustee and I assign the benefit of all warranties vested in me by said deed, but not otherwise.

This conveyance is made subject to unpaid taxes and restrictions as to building and use, and subject to a First Deed of Trust recorded in Book 5251, page 54, Register's Office of Davidson County, Tennessee.

WHEREFORE, this Trustee's Deed has been executed at Nashville, Tennessee, this the 22nd day of August, 1986.

E. A. Carney Trustee

E. A. CARNEY, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, E. A. Carney, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of August, 1986.

Beverly [illegible]

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/19/86

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

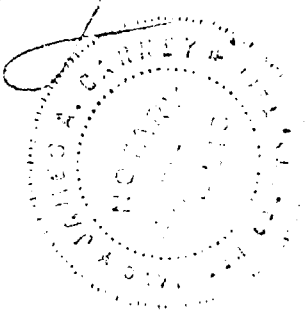
The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Jessie L. Cohen
AFFIANT

SUBSCRIBED AND SWORN to before me this 27th day of August, 1986

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-12-89



36395

IDENTIF. REFERENCE

Aug 28 1 06 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

'35000.00- CAMT
98.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 107.50-
5586A08/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36395

IDENTIF. REFERENCE

AUG 28 1 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288544