Name and address of new owner:
Security Pacific National Bank, Trustee for American Housing Trust VI
555 Anton Blvd., BC-071
Costa Mesa, CA 92626

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 2758
Nashville, TN 37219-2758

71-16-186
20W28795

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 1, 1990, recorded in Book 8038, page 953, Register's Office, Davidson County, Tennessee, Frank B. Heard, a single person, conveyed to Billy Bushulen, Thomas Staten or Brenda Archbold, Trustees, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 10, 1990, and recorded in Book 8274, page 195, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 17, 24 and 31, 1991, stating that on February 8, 1991, at 12:30 p.m. at the South door of the courthouse in Nashville, Davidson County,

Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Security Pacific National Bank, not in its individual capacity but solely as Trustee for American Housing Trust VI for $15,315.90, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Security Pacific National Bank, not in its individual capacity but solely as Trustee for American Housing Trust VI (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, TN, being Lot No. 84 and the southerly 15 feet of Lot No. 85 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Frank B. Heard by deed from Edward J. Derwinski, Secretary of Veterans Affairs, of record in Book 8038, page 950, Register's Office, Davidson County, TN.
>
> This is improved property located at 1125 N. 5th Street, Nashville, TN 37207.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 8th day of February, 1991.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 8th day of February, 1991.

Notary Public

My Commission Expires: October 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,315.90.

Affiant

Subscribed and sworn before me, this 8th day of February, 1991.

Notary Public

My Commission Expires: October 9, 1991

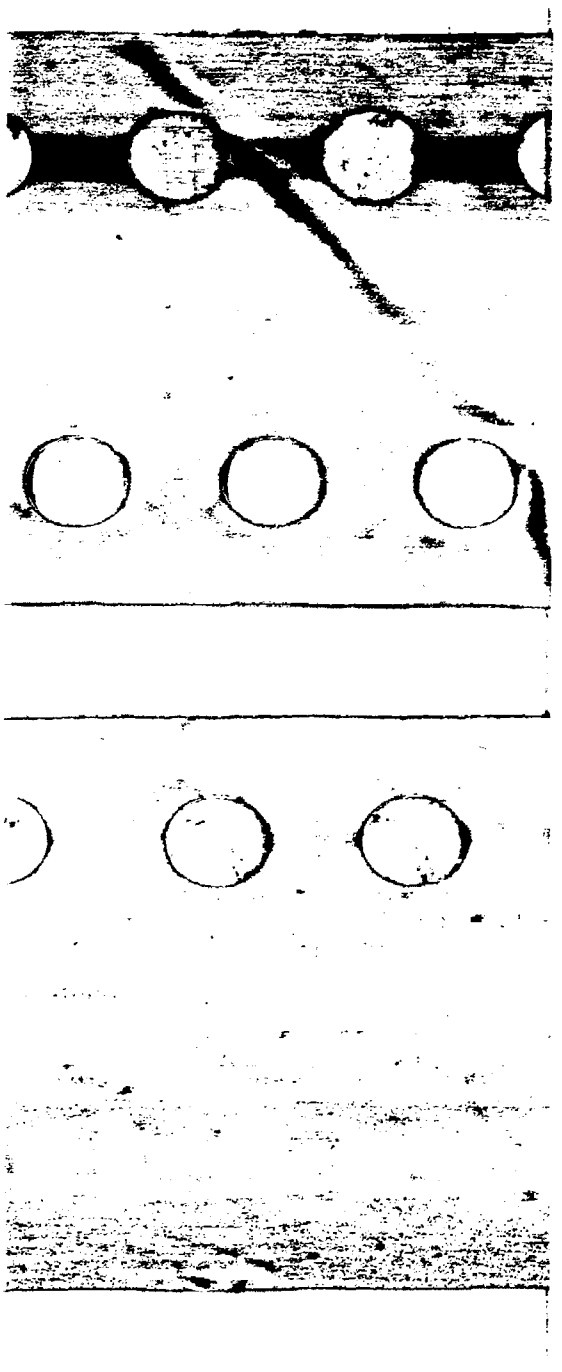
91955

IDENTIF. REFERENCE

FEB 11 3 39 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

5796 02/11 0101 03CHECK 60.49



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8290 PAGE 722

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 15315.90
				CON TX 50.49
				PRFEE 1.00
				WDEED 9.00
				TOTAL 60.49
				CHECK 60.49

02/11/91 01 15:37 0001 5796

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91955

IDENTIF. REFERENCE

FEB 11 3 39 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 396115