Carl H. Eaton, Jr.
Loan No. 491108

Name and address of new owner:	Send tax bills:	Prepared by:
Security Pacific National Bank, Trustee for American Housing Trust IV 555 Anton Blvd., BC-071 Costa Mesa, CA 92626	Same	David W. McMackin McMACKIN, GARFINKLE, McLEMORE & WALKER P.O. Box 2758 Nashville, TN 37219-2758

Map & Parcel
729-53
12DA46110

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 9, 1989, recorded in Book 7770, page 755, Register's Office, Davidson County, Tennessee, Carl H. Eaton, Jr., a single person, conveyed to Billy Bushulen, Thomas Staten, or Brenda Archbald, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 9, 1990, and recorded in Book 8161, page 773, 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 May 16, 23, and 30, 1991,

stating that on June 7, 1991, at 12:10 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 IV for 6,959.90, 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 IV (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, TN, being Lot No. 110 on the plan of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said Lot No. 110 fronts 60 feet on the north side of Oneida Avenue and runs back between lines, 157.4 feet on the west line, 156.7 feet on the east line to a dead line in the rear on which it measures 60 feet.
>
> Being the same property conveyed to Carl H. Eaton, Jr., a single person, by deed from Thomas E. Harvey, Acting Administrator of Veterans Affairs, of record in Book 7770, page 752, Register's Office, Davidson County, TN.
>
> This is improved property located at 937 Oneida Avenue, Nashville, TN 37207.
>
> EXCLUDED from the above description is a conveyance to the State of Tennessee Highway Department, of record in Book 4097, page 496, Register's Office, Davidson County, TN.

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 7th day of June, 1991.

D.W. McMackin
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 7th day of June, 1991.

Camille K. Wilder
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 6,959.90.

D.W. McMackin
Affiant Substitute Trustee

Subscribed and sworn before me, this 7th day of June, 1991.

Camille K. Wilder
Notary Public

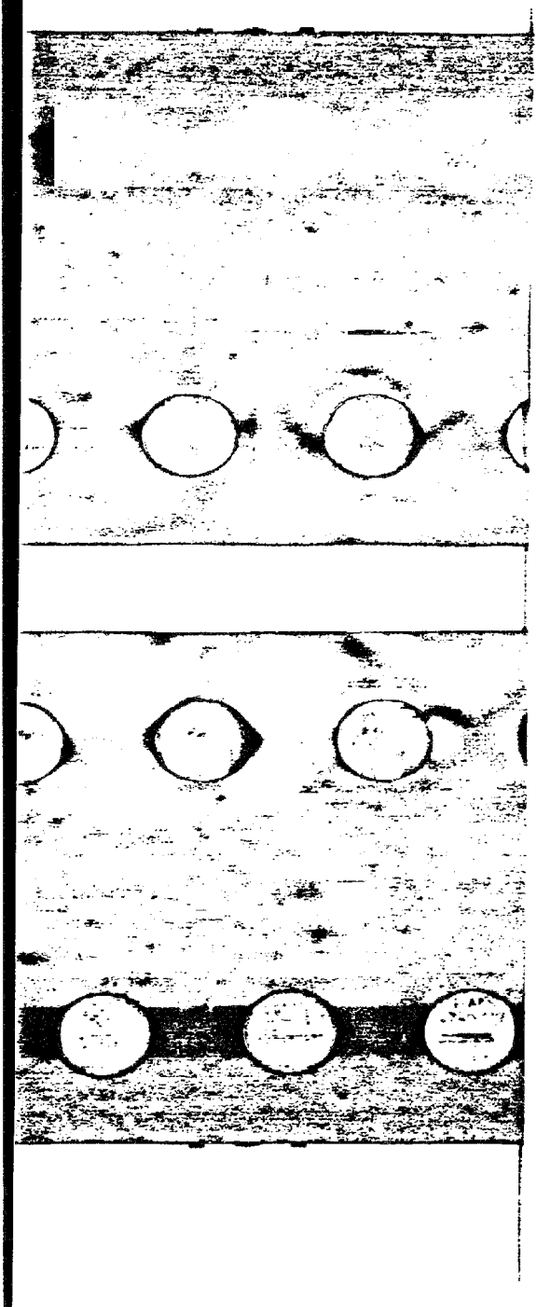
My Commission Expires: October 9, 1991

21547

RECEIVED FOR RECORD
JUN 12 9 26 AM '91
REGISTER'S OFFICE

PICK-UP

3040 06/12 0101 03CHECK 33.10



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8372 PAGE 284

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	6959.90
CON TX	23.10
PRFEE	1.00
WDEED	9.00
TOTAL	33.10
CHECK	33.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/12/91 01 09:27 0001 3040

21547

IDENTIFICATION

JUN 12 9 26 AM '91

No. 430094