J. Hughes Turner
Loan No. 561397

Name and address of new owner:	Send tax bills:	Prepared by:
Security Pacific National Bank, Trustee for American Housing Trust VI 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
108-16-263
3D91141

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 30, 1990, recorded in Book 8089, page 929, Register's Office, Davidson County, Tennessee, J. Hughes Turner, 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 April 23, 1991, and recorded in Book 8347, page 962, 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 12:00 noon 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 $44,015.90, 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. 45B of the Zone lot division of Lot Nos. 44 and 45 of Section II of Percy Priest Woods of record in Plat Book 6250, page 95, amending Plat Book 5800, page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.
>
> Being the same property conveyed to J. Hughes Turner, by deed from Edward J. Derwinski, Secretary of Veterans Affairs, of record in Book 8089, page 926, Register's Office, Davidson County, TN.
>
> This is improved property located at 1431 Timber Valley Drive, Nashville, TN 37214.

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. Shipley
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 $44,015.90.

D.W. McMackin
Affiant

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

Camille K. Shipley
Notary Public

My Commission Expires: October 9, 1991

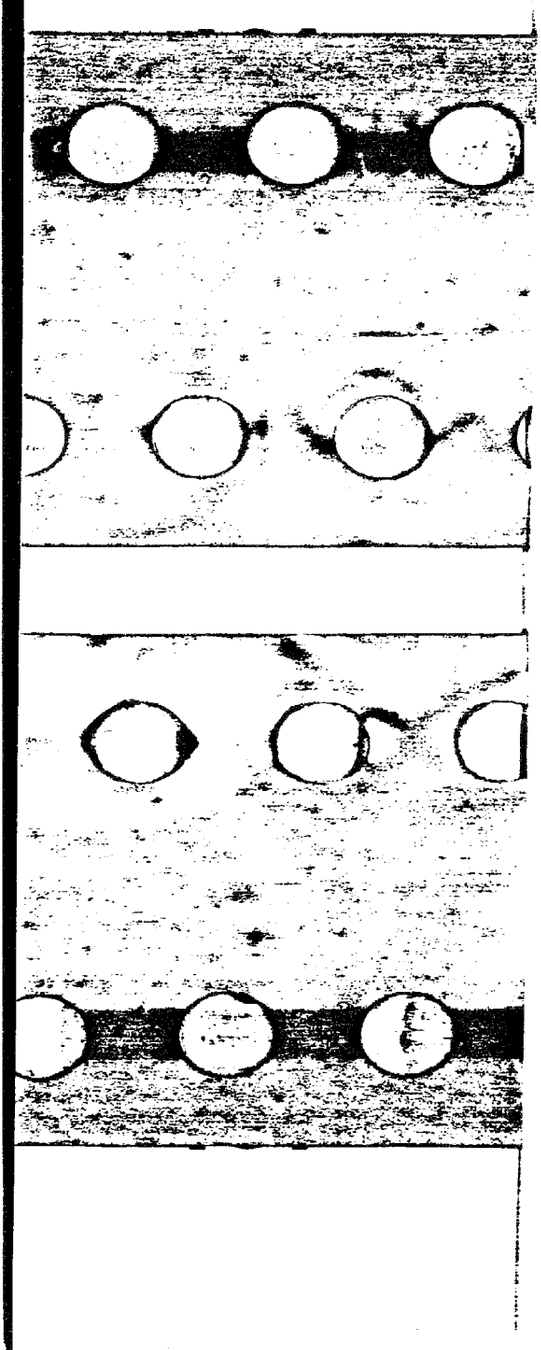
21548

TITLE GUARANTY ESCROW

JUN 12 9 27 AM '91

PICK-UP

3041 06/12 0101 03CHECK 155.20



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8372 PAGE 288

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 44015.90
CON TX 145.20
~~PRFEE 1.00~~
~~MTEED 9.00~~
TOTAL 155.20
CHECK 155.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/12/91 01 09:28 0001 3041

21548

IDENTIFICATION REFERENCE

JUN 12 9 27 AM '91

No. 430095