James Wesley Wilkins
Loan No. 491216

Name and address of new owner:
Security Pacific Bank, Trustee for American Housing Trust IV
555 Anton Blvd., B.C.-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

Mail

Map & Parcel
53-9-A-28CO
11D91450

TRUSTEE'S DEED

BOOK 8448 PAGE 955

WHEREAS, under a Deed of Trust dated June 14, 1989, recorded in Book 7865, page 594, Register's Office, Davidson County, Tennessee, James Wesley Wilkins and wife, Delora Elaine Wilkins, 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 August 1, 1991, and recorded in Book 8419, page 626, 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 August 29 and September 5

and 12, 1991, stating that on September 20, 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 $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 IV, (hereinafter referred to as Grantee), it successors and assigns, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Unit No. 1316 Neely's Bend Villas as of record in Book 5200, page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to James Wesley Wilkins and wife, Debora Elaine Wilkins, by deed from Edward J. Derwinski, Secretary of Veterans Affairs, of record in Book 7865, page 591, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1316 Apache Lane, Madison, Tennessee 37115.
>
> The above legal description is identical to the description in the previous deed of record.

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 20th day of September, 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 20th day of September, 1991.

Camille K. Wilder
Notary Public

My Commission Expires: September 16, 1995

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 Substitute Trustee

Subscribed and sworn before me, this 20th day of September, 1991.

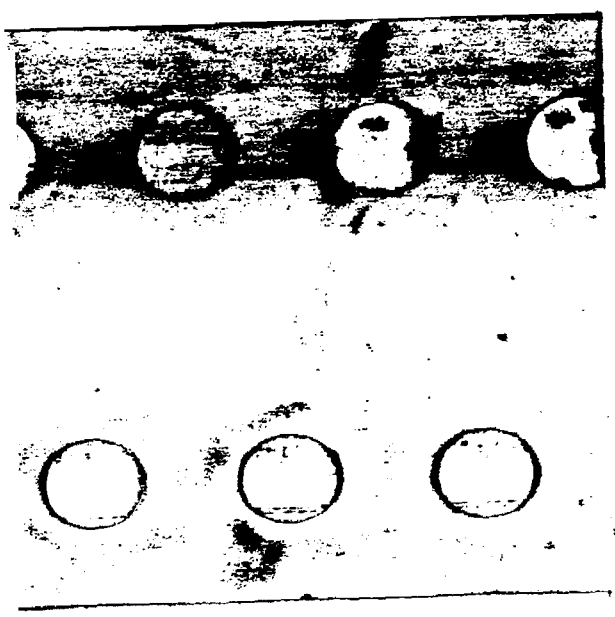
Camille K. Wilder
Notary Public

My Commission Expires: September 16, 1995

4916

SEP 24 1 35 PM '91

3529 09/24 0101 03CHECK 172.80



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

RECEIVED OF _____

FOR _____

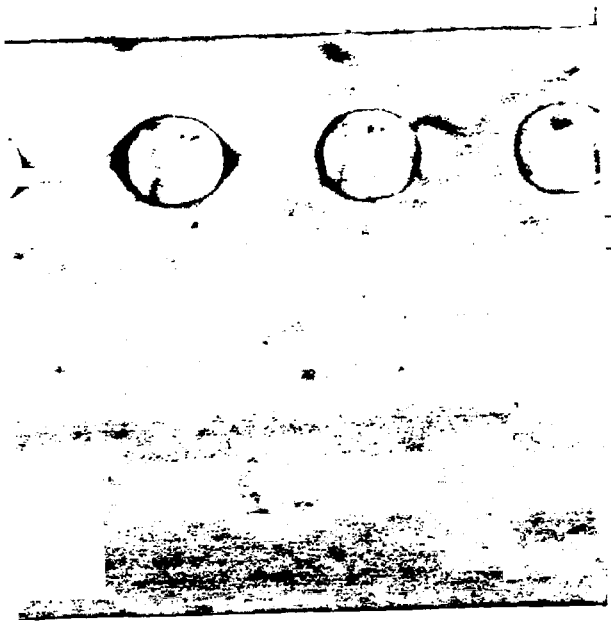
BOOK 8448 PAGE 958

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

CAMT	44015.90
CON TX	162.80
PRFEE	1.00
WDEED	9.00
TOTAL	172.80
CHECK	172.80

09/24/91 01 13:35 0001 3529



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4919.0

SENTIFI REFERENCE

SEP 24 1 35 PM '91

No. 461721