TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 26th day of October, 1988, and recorded in the Register's Office of Davidson County, Tennessee, Gerald W. Levers and wife, Laura J. Levers, recorded in Book 7690, Page 567, conveyed to Claire B. Murray, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, Larry A. Weissman and/or Wanda Hayes were appointed Successor Trustees by instrument of record in the Register's Office of Davidson County, Tennessee, under Register's No. Book 9725, Page 929, and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust; and,

WHEREAS, in pursuance of said request the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said deed of trust, by which advertisement the said sale was appointed to be held on the 1st day of September, 1995, at the entrance of the Courthouse of Davidson County, Tennessee, and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **COUNTRYWIDE FUNDING CORPORATION**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of Seventy Five Thousand Two Hundred Forty and 10/100------ ($75,240.10), and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale paying into the hands of the undersigned Successor Trustees the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed.

NOW, THEREFORE, in consideration of the premises and of the payment by the said **COUNTRYWIDE FUNDING CORPORATION**, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Larry A. Weissman and/or Wanda Hayes as Successor Trustees, does hereby grant, sell and convey unto the said as aforesaid, and unto its successors and assigns, the property above mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follow, to-wit:

Lot No. 77 on the Plan of Valley View Meadows Subdivision, Section 2, recorded in Book 3600, Page 60, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular and accurate legal description. And being the same property conveyed to and described in Book 8729, Page 358, said Register's Office. Tax parcel no. 133-11-97.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **COUNTRYWIDE FUNDING CORPORATION**, the aforesaid, and unto its successors and assigns forever, to whom the said Larry A. Weissman and/or Wanda Hayes as Successor Trustees, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Larry A. Weissman and/or Wanda Hayes as Successor Trustees, has caused this instrument to be executed by and through its duly authorized officer, this the 1st day of September, 1995.

LARRY A. WEISSMAN, SUCCESSOR TRUSTEE

Wanda Hayes, Successor Trustee
WANDA HAYES, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

BOOK 9811 PG 806

COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Larry A. Weissman and/or Wanda Hayes, Successor Trustees, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 1st day of September, 1995.

Michael J. Mitchell
NOTARY PUBLIC

MICHAEL W. MITCHELL NOTARY PUBLIC AT LARGE SHELBY CO. TN

My commission expires:
7/20/96

Prepared By & Return To: Larry A. Weissman, Attorney at Law
5118 Park Ave., Suite 600
Memphis, TN 38117

Property Owner &
Mail Tax Bills To: COUNTRYWIDE FUNDING CORPORATION
400 Countrywide Way
Simi Valley, CA 93065

Property Address: 3855 Valley Ridge Dr.
Nashville, TN 37211

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $75,240.10, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wanda Hayes
AFFIANT

Subscribed and sworn to before me this the 1st day of September, 1995.

Michael J. Mitchell
NOTARY PUBLIC

MICHAEL W. MITCHELL NOTARY PUBLIC AT LARGE SHELBY CO. TN

My commission expires: 7/20/96

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 9811 PG 807

Person to Contact:
Ralph Wagner
Telephone Number:
(615) 545-4424
Refer Reply to:
62-1262025
Date:
August 2, 1995

LARRY A. WEISSMAN
C/O WEISSMAN & OSTROW
5118 PARK AVENUE, SUITE 127
MEMPHIS TN 38117

Re: Notice of Sale
Taxpayer: SWAFFORD, JAMES
Property Address 3855 VALLEY RIDGE
NASHVILLE, TN 37024

Dear Mr. Weissman:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated July 19, 1995 was filed on time and contains all of the required information.

If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

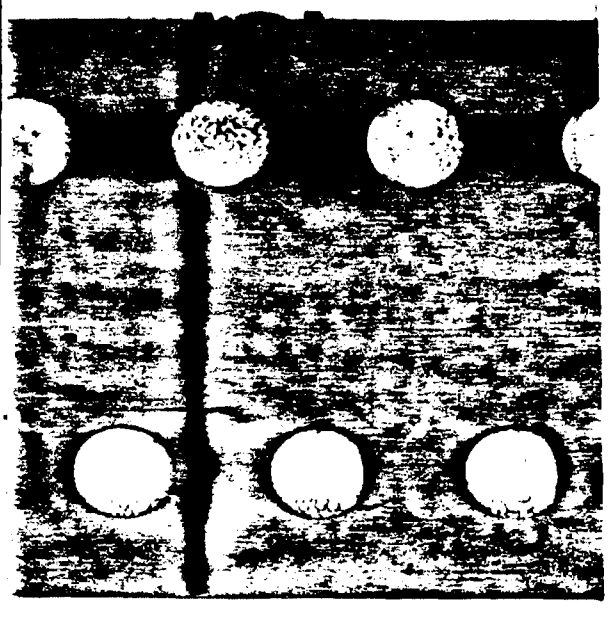
Chief, Advisory Section
Special Procedures Branch

0998 10/02 0101 03CHECK 291.39

95 OCT -2 AM 9:39
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE

01106776



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

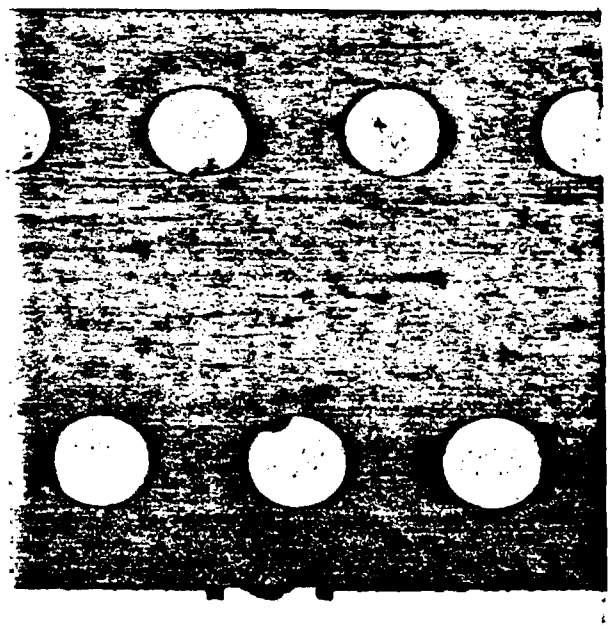
RECEIVED OF _____

FOR _____

BOOK 9811 PG 808

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 75240.10
CON TX 278.39
PRFEE 1.00
WDEED 12.00
TOTAL 291.39
CHECK 291.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/95 01 09:39 0001 0998

0106776
IDENTIF. ↑ REFERENCE

95 OCT -2 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959793