BOOK 10726 PG 359

This instrument was prepared by:
Amy R. Cross Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $181,000.00.

Affiant

Subscribed and sworn to before me on this 15th day of December, 1997.

Notary Public
My commission expires: 8-14-98

ROSEMARY P. SMITHSON NOTARY PUBLIC LAKE

Address New Owner as Follows:	Send Tax Bills:	Map-Parcel Numbers
Yorktown Funding, Inc. 1104 Fernwood Ave. Camp Hill, PA 17011	Same	172-8-B/17

97 DEC 18 AM 8:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0381582
IDENTIF. & REFERENCE

TRUSTEE'S DEED

WHEREAS, Habib E. Azizi and Dolly A. Azizi, husband and wife and Reza Azizi and Mahin Bagheri, husband and wife, by Deed of Trust (the "Deed of Trust") dated June 5, 1997, of record in Book 10500, Page 467, Register's Office for Davidson County, Tennessee, conveyed to Amy R. Cross, Trustee, the herinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Yorktown Funding, Inc.; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record on November 20, 1997; November 27, 1997, and December 4, 1997;

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at 2:00 p.m. on December 15, 1997, and Yorktown Funding, Inc. (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of one hundred and eighty-one thousand & no/100 ($181,000.00) Dollars.

NOW, THEREFORE, Amy R. Cross, in her capacity as Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Yorktown Funding, Inc, a Pennsylvania corporation, the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 77 on the Plan of Phase Two, Bridle Downs of record in Book 7900, Page 241, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

of record in Book 9948, page 361, Register's Office for Davidson County, Tennessee.'

This conveyance is made subject to the following: 1) Restrictions of record in Book 7448, page 772, as amended in Book 8814, page 631, and Book 9818, page 68 and Book 9873, Page 497, Register's Office for Davidson County, Tennessee 2) Bylaws of record in Book 8814, Page 639 3) Easements of record in Book 7797 Page 477 and Book 7977, page 485 and Book 7266, page 813 Register's Office for Davidson County, Tennessee 4) Plat of record in Book 6900 page 545 and as amended in Book 7900, Page 241; 5) all unpaid taxes 6) setback lines that may be applicable; any statutory rights of redemption of any governmental agency, State or Federal; or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose or encumbrances as well as any priority created by a fixture filing;

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and other exemptions all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in her capacity as Trustee, and not otherwise, has the power to convey the same. Amy R. Cross, as Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under her, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 15th day of December, 1997.

Amy R. Cross, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy R. Cross, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

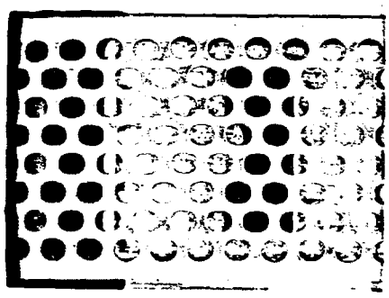
Witness my hand and official seal at Brentwood, Tennessee, this 15th day of December, 1997.

Rosemary P Smithson
Notary Public

My Commission expires 8-14-99

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

2734 12/18 0101 02CHECK 678.70



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

RECEIVED OF _____

FOR _____

BOOK 10726 PG 361

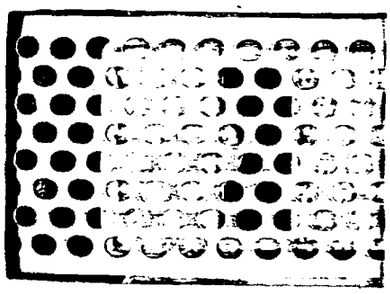
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
181000.00
CON TX 669.70
PRFEE ~~1.00~~
MISC ~~0.00~~
TOTAL 678.70
CHECK 678.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/97 01 08:19 0001 2734



0381582
IDENTIF. ↑ REFERENCE

97 DEC 18 AM 8:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1233481