THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,311.52.

Affiant
Melissa K. Purvis, Foreclosure Supervisor

Subscribed and sworn to before me, this 30th day of December, 1997.

Notary Public

OFFICIAL NOTARY SEAL
WILLIAM L PERLICK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC416862
MY COMMISSION EXP. DEC. 12,1998

My Commission Expires:_____

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
First Bank National Association, Trustee c/o EquiCredit Corporation of America P. O. Box 53077 Jacksonville, FL 32201	SAME	Map 59-11 Parcel 166

0026 01/08 0101 03CHECK 217.65

SUCCESSOR TRUSTEE'S DEED

WHEREAS, James Farmer and wife, Brenda Farmer, by a Deed of Trust (the "Deed of Trust"), dated August 23, 1996, of record in Book 10169, page 733, Register's Office for Davidson County, Tennessee, conveyed to John Lowe, as Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by James Farmer and Brenda Farmer, was originally payable to EquiCredit Corporation of Tn., and was assigned to First Bank National Association, Trustee; and

WHEREAS, First Bank National Association, Trustee, the owner and holder of the Note, removed John Lowe, as Trustee under the Deed of Trust, and appointed Justin T. Milam as Successor Trustee by an Appointment of Successor Trustee of record in Book 10684, page 730, Register's Office of said County; and

WHEREAS, default was made in payment of the Note, and the owner and holder of the Note accelerated all indebtedness evidenced thereby; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of First Bank National Association, Trustee, the Successor 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 27, 1997, December 4, 1997, and December 11, 1997; and

WHEREAS, the Successor 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 (South) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock A.M. on Thursday, December 18, 1997, and First Bank National Association, Trustee (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of FIFTY-FIVE THOUSAND THREE HUNDRED ELEVEN AND 52/100 ($55,311.52) DOLLARS.

NOW, THEREFORE, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 490 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 490 fronts 91.09 feet on the west margin of Rowan Drive and extends back 113.6 feet on the north line and 121.4 feet on the south line, to a line on the rear which is a broken line, on which it measures 66.55 feet.
>
> Being the same property conveyed to James Farmer and wife, Brenda Farmer, by deed from James Willie Baugh and wife, Mary G. Baugh, of record in Book 4836, page 841, Register's Office for Davidson County, Tennessee.
>
> The street address of the above-described property is 688 Rowan Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid real estate free from equity of redemption, the statutory right of redemption, homestead, and any and all other exemptions or rights of redemption that may exist (if any), all such exemptions and rights being waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

IN WITNESS WHEREOF, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 18th day of December, 1997.

Justin T. Milam, Successor Trustee

Justin T. Milam, as Successor Trustee,
and not otherwise

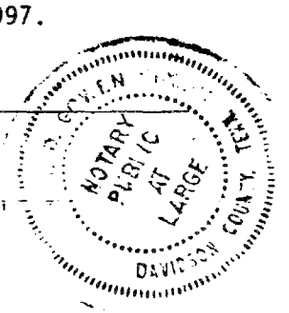
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin T. Milam, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 1997.

Notary Public

My Commission Expires: Sept 16, 1999



PICK-UP

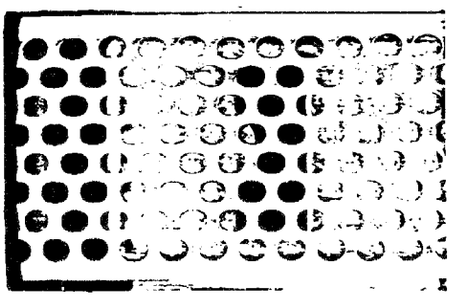
98 JAN -8 AM 11:57

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03388286

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



RECEIVED OF _____

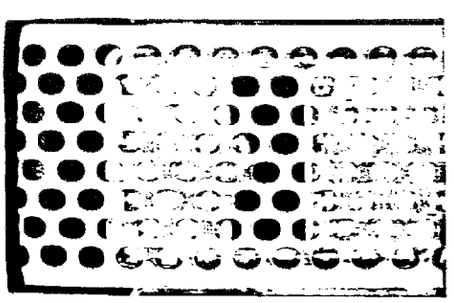
FOR _____

BOOK 10751 PG 524

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 55311.52	
			CON TX 204.65	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 217.65	
			CHECK 217.65	
01/08/98	01		11:58 0001 0026	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0388286
IDENTIF. # REFERENCE

98 JAN -8 AM 11:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1240693