This Instrument Prepared by:
*Robert M. Wilson, Jr.*
***WILSON, McCALLA, RAYMER, BARRETT & FRAPPIER, P.L.L.C.***
17 West Pontotoc
Memphis, Tennessee 38103
(901) 578-8878

# TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 27, 1996 and recorded on April 10, 1996 at Book 10011, Page 643 in the Register's Office of DAVIDSON County, Tennessee, Sandra Eaton Stromatt and Timothy Stromatt conveyed to James A. Crislip, as Trustee for Nations Trust Mortgage Corporation, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on November 20, 1997 at Book 10690, Page 399 in the Register's Office of DAVIDSON County, Tennessee; 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 has 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 by said beneficiary, 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 notice was given that the sale was to be held on December 19, 1997 at the DAVIDSON County Courthouse in Nashville, 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 time the said property was struck off and sold to EQUIVANTAGE, INC., at and for the sum of $40,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by EQUIVANTAGE, INC. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said EQUIVANTAGE, INC., its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

2494 01/15 0101 03CHECK 161.00

MAIL ENV.

98 JAN 15 PM 1:56
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0390549

Land in Davidson County, Tennessee, being part of Lot No. 14, Block L Plan of Madison Park Subdivision of record in Plan Book 843, Page 7, Register's Office for Davidson County, Tennessee. Said part of Lot No. 14 fronts 100 feet on the Southwesterly side of Idlewild Drive (formerly Lanier Avenue) and extends back 200 feet to a dead line and measures 100 feet thereon. Being the Northerly 100 feet of 250 feet of Lot 14 conveyed to Lula H. Johnson by deed from A.H. Vaughn et al, of record in Book 2107, Page 445, said Register's Office.

Commonly known as: 710 Idlewild Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto EQUIVANTAGE, INC., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 30 day of December, 1997.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 30 day of Dec, 1997, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 09-24-06

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 30 day of Dec, 1997, before

me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 09-24-06

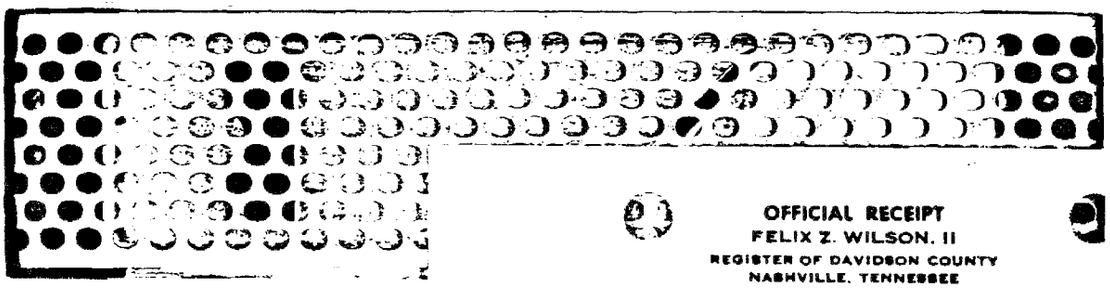
**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
EQUIVANTAGE, INC.
13111 NW Freeway
Houston, TX 77040

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

Parcel No. 52/01/292.00

WMRB&F No. 759-7096
Loan No. 305298-2

DSTDeedforPMI_ASmith_971219_1707



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

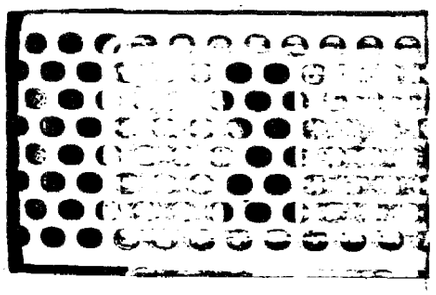
RECEIVED OF _____

FOR _____

BOOK 10758 PG 955

| | | |
|---|---|---|
| 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 40000.00
CON TX 148.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
MISC 12.00
TOTAL 161.00
CHECK 161.00

0390549
IDENTIFYING REFERENCE

98 JAN 15 PM 1:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

01/15/98 01 14:01 0001 2494

**No.** 1243133