SUCCESSOR TRUSTEE'S DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 500.00.

Affiant

Subscribed and sworn before me this the 6th day of February, 1998.

Notary Public

My commission expires: November 18, 2001

03992 68
IDENTIFICATION

98 FEB 10 PM 1:16
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

This instrument was prepared by:

CASTLEMAN & GREENE, PLLC
110 Glancy Street, Suite 109
Goodlettsville, Tennessee 37072

Address of New Owner	Send Tax Bills To:	Map-Parcel Numbers
Gregory A. Gillum	Gregory A. Gillum	42.8 -123
846 Florence Circle	846 Florence Circle	
Madison, Tennessee 37115	Madison, Tennessee 37115	

WHEREAS, Patrice Latrelle Childress, unmarried, by Deed of Trust (the "Deed of Trust") dated June 26, 1997, of record in Book 10507, Page 469 in the Register's office for Davidson County, Tennessee, conveyed to William D. Castleman, as trustee, the hereinafter 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 Gregory A. Gillum; and

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record in Book 10667, Page 209 in the Register's office for Davidson County, Tennessee; and

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

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

WHEREAS, pursuant to instructions of the owner and holder, 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 (newspaper) on January 22, 1998, and January 29, 1998 and February 5, 1998; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. on February 6, 1998 and Gregory A. Gilum (hereafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Five Hundred and no/100 ($ 500.00) Dollars.

NOW THEREFORE, Castleman Title & Escrow, Inc. in its capacity as Successor 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 the Grantee, its/his/her successors, heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 59B of the Zone Lot Division of Lots 1 thru 10, 15 thru 24 and 51 thru 60, Heritage Place, as of record in Plat Book 6250, page 632, Register's office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of said lot.
>
> Being the same property conveyed to Patrice Latrelle Childress, by deed from Gregory A. Gillum, unmarried, of record in Book 10507, Page 466, Register's Office for Davidson County, Tennessee; and further conveyed by Deed of Trust to William D. Castleman, as Trustee, of record in Book 10507, Page 469, Register's Office for said County; the said William D. Castleman, Trustee having been replaced by Castleman Title & Escrow, Inc., Successor Trustee, by instrument of record in Book 10667, Page 209, Register's Office for said County.

This conveyance is made subject to the following:

1. A Deed of Trust of record in Book 6849, page 996, in the Register's Office for Davidson County as subsequently assigned by Corporation Assignment of record in Book 6850, page 1, in the Register's Office for said County.
2. Spouse of vestee, if any, must join in any proposed conveyance.
3. Deed of dedication to Madison Suburban Utility District in Book 7379, Page 661, Register's Office, Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 6th day of February, 1998.

CASTLEMAN TITLE & ESCROW, INC.
as Successor Trustee

By: Kathy J. Byers
Name: Kathy J. Byers
Title: Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Kathy J. Byers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Vice-President of Castleman Title & Escrow, Inc., the within named bargainor, a corporation, and the she as such Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

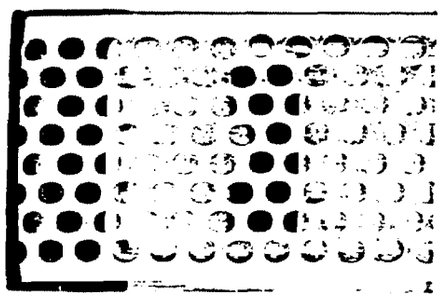
Witness my hand, at office in Goodlettsville, Tennessee this 6th day of February, 1998.

Mary Esther Champion
Notary Public

My Commission Expires: November 18, 2001

MARY ESTHER CHAMPION NOTARY PUBLIC

848 02/10/98 13:13:13 CHECK 10.85



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

RECEIVED OF _____

FOR _____

BOOK 10789 PG 388

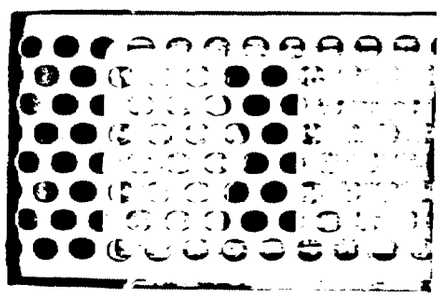
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	500.00
CON TX	1.85
PRFEE	1.00
MISC	8.00
TOTAL	10.85
CHECK	10.85

02/10/98 01 13:16 0001 1848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0399268
IDENTIFICATION REFERENCE

98 FEB 10 PM 1:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1252382