BOOK 10855 PG 370

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 June 27, 1995 and recorded on September 14, 1995 at Book 9794, Page 739 in the Register's Office of DAVIDSON County, Tennessee, Autra Wharton conveyed to Helen Greene/J. Andrew Dyer, as Trustee for Signet Bank/Virginia, 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 February 9, 1998 at Book 10788, Page 411 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 February 20, 1998 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 Michael Roby, at and for the sum of $7,786.00, 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 Michael Roby 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 Michael Roby, his successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

041096
IDENTIF. ◆ REFERENCE
98 MAR 26 PM 12:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Being the southerly 50 feet of Lot No. 270 and the westerly 15 feet of southerly 50 feet of Lot No. 271 on the Plan of Maury and Claiborne's Addition to Nashville, as of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, described together as follows: BEGINNING at a point of the easterly margin of Lewis Street 115 feet southerly from the southeast corner of said Lewis Street and Cannon Street; thence with the easterly margin of said Lewis Street southwardly 50 feet to the northerly margin of a 20-foot alley; thence with the northerly margin of said alley eastwardly 50 feet; thence northwardly 50 feet; thence westwardly 50 feet to the beginning.

Commonly known as: 81 Lewis Street, Nashville, TN 37210

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 Michael Roby, and unto his successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 2 day of March, 1998.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 2 day of March, 1998, 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.

JANET L. BROADAWAY NOTARY PUBLIC PULASKI COUNTY

Janet L. Broadaway
Notary Public

My Commission Expires: 9-1-01

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 $7,786.00, 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 2 day of March, 1998, 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

Janet L. Broadaway
Notary Public

My Commission Expires: 9-1-01

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Michael Roby
3807 Dickerson Road, Suite L
Nashville, TN 37207

Parcel No. 93-16-215.00

WMRB&F No. 712-7192
Loan No. 9622026

DSTDeedforPMI_ASmith_980226_1333

1092 03/26 0101 03CHECK 41.81

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

RECEIVED OF _____

FOR _____

BOOK 10855 PG 373

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 7786.00
CON TX 28.81
PRFEE 1.00
MISC 12.00
[illegible] 41.81
CHECK 41.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/26/98 01 12:46 0001 1092

04117096
IDENTIF. ↑ REFERENCE
98 MAR 26 PM 12:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271381