BOX 43

TRUSTEE'S DEED

BOOK 10895 PG 785

This instrument prepared by:
Taylor, Philbin, Pigue,
Marchetti & Bennett, PLLC
2908 Poston Avenue
Nashville, Tennessee 37203

Michael J. Philbin,
Successor-Trustee

to

NATIONAL CITY MORTGAGE CO.
P. O. Box 1820
Dayton, OH 45401-1820
SEND TAX BILLS HERE
NO MORTGAGEE

Map #149-1-A
Parcel #6CO
Field Book #02DX 07472

WHEREAS, Warren Keith Brown and Betty J. Davidson, both unmarried, executed a deed of trust on the 10th day of March, 1994, which was recorded in Book 9279, Page 297, Register's Office for Davidson County, Tennessee, conveying to Arnold M. Weiss, 208 Adams Avenue, Memphis, TN 38103, Trustee(s), the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 10820, Page 15, Register's Office of Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: April 20, 1998 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, borrower having waived all right of homestead, equity of redemption, statutory right of redemption and having also relinquished all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property, all of which were expressly waived in the Deed of Trust; and

WHEREAS the GRANTEE herein, National City Mortgage Co., being the highest and best bidder at said sale with a bid of SIXTY SIX THOUSAND TWO HUNDRED TWENTY TWO AND 46/100 DOLLARS ($66,222.46), was duly declared the Purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIXTY SIX THOUSAND TWO HUNDRED TWENTY TWO AND 46/100 DOLLARS ($66,222.46), paid by National City Mortgage Co., the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto National City Mortgage Co., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 6 on the Plat of Mullen Valley – Phase I as of record in Book 6250, Page 476, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Warren K. Brown and Betty Davidson, by deed of record in Book 9279, Page 294, and by Deed of Correction in Book 10447, Page 610, Register's Office for Davidson County, Tennessee.

This is improved property also known as 654 Franklin Limestone Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said National City Mortgage Co., its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to National City Mortgage Co., its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any prior liens 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.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 20th day of April, 1998.

Michael J. Philbin, Successor-Trustee
Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of April, 1998.

NOTARY PUBLIC

JANICE M. CHENG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: May 28, 2000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $66,222.46.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of April, 1998.

NOTARY PUBLIC

JANICE M. CHENG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: May 28, 2000

0428356
IDENTIF. & REFERENCE

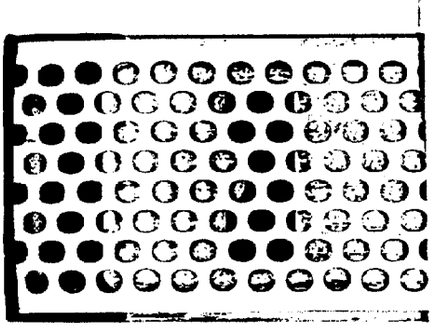
98 APR 22 PM 3:37
FELIX Z. ELLIS REGISTER
DAVIDSON COUNTY, TN.

98 0422 0101 CHECK 254.02

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

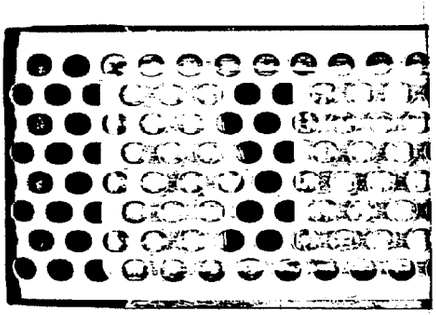
BOOK 10895 PG 787

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 66222.46
				CON TX 245.02
				PRFEE 1.00
				WDEED 8.00
				TOTAL 254.02
				CHECK 254.02

04/22/98 01 15:37 0001 7131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0428356
IDENTIF. # REFERENCE

98 APR 22 PM 3:37

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

No. 1283258