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

10324 681

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 24, 1994 and recorded on February 28, 1994 at Book 9260, Page 756 and re-recorded on September 21, 1994 at book 9471, page 1 in the Register's Office of DAVIDSON County, Tennessee, Jerry W. Rollins and Joyce Rollins conveyed to Rema Nance, as Trustee for Temple Inland 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 March 3, 1998 at Book 10818, Page 464 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 March 27, 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 Ronnie Kelley, at and for the sum of $51,700.00, 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 Ronnie Kelley 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 Ronnie Kelley, his successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

98 MAY 11 AM 9:01

5243 05/11 01:01 03CHECK 204.29

04359902

BEING the westerly one-half of Lot No. 259 on the Plan of Inglewood Place of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee. SAID westerly one-half of Lot No. 259 fronts 50 feet on the northerly side of Stratford Avenue and extends back between parallel lines 341.4 feet on the easterly line and 358 feet on the westerly line to a dead line in the rear measuring 50 feet thereon.

Commonly known as: 1307 Stratford Avenue, Nashville, TN 37216

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 Ronnie Kelley 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 7 day of Apr, 1998.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 7 day of Apr, 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

My Commission Expires: _____

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 $51,700.00, 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 7 day of Apr, 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

My Commission Expires: _____

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

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ronnie Kelley
320 South 11th Street
Nashville, TN 37206

Parcel No. 72-3/10.00

WMRB&F No. 700-163
Loan No. 2082107180
VA No. LH0423056

DSTDeedforPMI_ASmith_980401_1537

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10924 684

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 51700.00
CON TX 191.25
PRFEE 1.00
MISC 12.00
TOTAL 204.25
CHECK 204.25

05/11/98 01 09:06:0001 5243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135602

98 MAY 11 AM 9:01

No. 1291273