BOOK 10933 PG 305

44

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
Nashville, TN 37219

STATE OF Florida)
COUNTY OF Duval)

The actual consideration or value, whichever is greater, for this transfer is $34,853.67.

Affiant

Subscribed and sworn to before me, this 30th day of April, 1998.

Notary Public

My Commission Expires:

GLORIA J. LATHROP
MY COMMISSION # CC 524907
EXPIRES: February 19, 2000
Bonded Thru Notary Public Underwriters

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
EquiCredit Corporation of America P. O. Box 53077 Jacksonville, FL 32201	SAME	Map 71-16 Parcel 245

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Leroy Goins, Jr., and wife, Gloria Rayner Goins, by a Deed of Trust (the "Deed of Trust"), dated January 19, 1996, of record in Book 9936, page 167, Register's Office for Davidson County, Tennessee, conveyed to D. Ronald Ingram, as Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by Leroy Goins, Jr. and Gloria Rayner Goins, was originally payable to First Greensboro Home Equity, Inc., and was assigned to EquiCredit Corporation of America; and

WHEREAS, EquiCredit Corporation of America, the owner and holder of the Note, removed D. Ronald Ingram, as Trustee under the Deed of Trust, and appointed Justin T. Milam as Successor Trustee by an Appointment of Successor Trustee of record in Book 10844, page 346, Register's Office of said County; and

WHEREAS, default was made in payment of the Note, such default continued for a period of more than thirty (30) days after written notice thereof, and the owner and holder of the Note accelerated all indebtedness evidenced thereby; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of EquiCredit Corporation of America, 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 on April 2, 1998, April 9, 1998, and April 16, 1998; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (South) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m. on Thursday, April 23, 1998, and EquiCredit Corporation of America (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of THIRTY-FOUR THOUSAND EIGHT HUNDRED FIFTY-THREE AND 67/100 ($34,853.67) DOLLARS.

NOW, THEREFORE, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 249 and the southerly 15 feet on Lot No. 250 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 249 and part of Lot No. 250 front together 45 feet on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to Leroy Goins, Jr., and wife, Gloria Rayner Goins, by deed of record in Book 9002, page 65, Register's Office for Davidson County, Tennessee.

The street address of the above-described property is 1209 North 7th Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid real estate free all right of homestead, equity of redemption, the statutory right of redemption, and all other rights and exemptions of every kind, including, but not limited to, any statutory right to an elective share in the subject property, all such rights and exemptions being waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

The above-described property is transferred and conveyed subject to the following: (1) any and all liens against said property for unpaid property taxes; and (2) any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the subject property.

IN WITNESS WHEREOF, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 23rd day of April, 1998.

Justin T. Milam, Successor Trustee
Justin T. Milam, as Successor Trustee,
and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin T. Milam, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 1998.

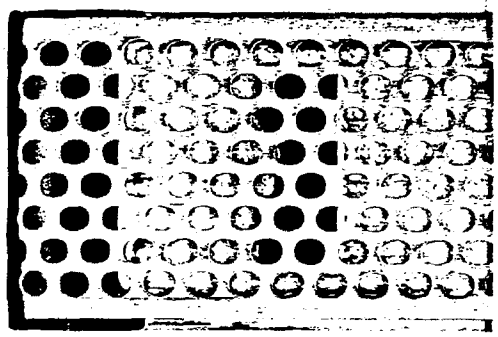
Notary Public

My Commission Expires: Sept 16, 1999

0438386
IDENTIF. & REFERENCE

98 MAY 15 AM 10:51
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7795 05/15 0101 03CHECK 141.9[illegible]



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10933 PG 308

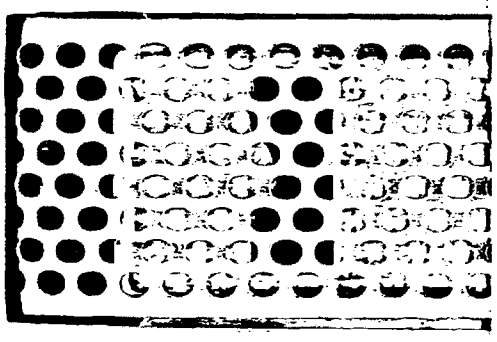
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 34853.67
CON TX 128.96
PRFEE 1.00
WDEED 12.00
TOTAL 141.96
CHECK 141.96

05/15/98 01 10:52 0001 7795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0438386
IDENTIF. # REFERENCE

98 MAY 15 AM 10:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293798