This Instrument Prepared by:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
17 West Pontotoc
Memphis, Tennessee 38103
(901) 578-9914

5379 07/20 0101 03CHECK 242.22

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 25, 1988 and recorded on August 30, 1988 at Book 7639, Page 398 in the Register's Office of DAVIDSON County, Tennessee, G. Scott Burgess, and Pamela D. Burgess conveyed to Vicky V. Klein, as Trustee for Alabama Federal Savings and Loan Association, 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 May 26, 1998 at Book 10944, Page 905 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 June 19, 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 Ocwen Federal Bank FSB f/k/a Berkeley Federal Bank & Trust FSB, at and for the sum of $61,412.00, 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 Ocwen Federal Bank FSB f/k/a Berkeley Federal Bank & Trust FSB 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 Ocwen Federal Bank FSB f/k/a Berkeley Federal Bank & Trust FSB, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

MAIL ENV.

0464150
MORTGAGE & REFERENCE
98 JUL 20 AM 10:28
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Madison Park, Section 7, of record in Book 4300, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Commonly known as: 549 Singer Drive, Madison, TN 37115

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 Ocwen Federal Bank FSB f/k/a Berkeley Federal Bank & Trust FSB, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 30 day of June, 1998.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 30 day of June, 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 $61,412.00, 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 30 day of June, 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:
OCWEN FEDERAL BANK FSB F/K/A BERKELEY FEDERAL BANK & TRUST FSB
The Forum, Suite 402
1675 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

Parcel No. 43/06/282.00

W&A No. 725-8044
Loan No. 2983526

DSTDeedforPMI_ASmith_980629_1340

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

RECEIVED OF _____

FOR _____

BOOK 11026 PAGE 332

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 61412.00
CON TX 227.22
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 242.22
CHECK 242.22

07/20/98 01 10:30 0001 5379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464150
IDENTIF. REFERENCE

98 JUL 20 AM 10:28

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

No. 1321059