Prepared by:
Philip Kleinsmith
6035 Erin Park Dr.
Co Springs, CO 80918

Box 61

FIRST TITLE CORP.
1161 MURFREESBORO RD.
SUITE 324
NASHVILLE, TN 37217

BOOK 11028 PAGE 760

This space is for recording data

FORECLOSURE SALE DEED

All words and phrases herein which have the first letters thereof capitalized are defined on the attached Identifying Data of Mortgage or Deed of Trust consisting of two pages.

The Grantor states:

1. This conveyance is made pursuant to the powers, including the power of sale, contained in the Deed of Trust or Mortgage.

2. Defaults Causing Foreclosure were made on said Deed of Trust or Mortgage.

3. The Present Mortgagee(s) and/or Present Trustee, as a result of said Defaults Causing Foreclosure, and in accordance with said Deed of Trust or Mortgage, executed Foreclosure Notices of: (1) Defaults; (2) Right to Cure; (3) Election to Sell; and (4) Sale stating that, by virtue of the authority vested in said person, said person would sell the Real Estate at public auction to the highest bidder. Said Foreclosure Notices fixed the Date, Time and Place of Sale. Copies of said Foreclosure Notices were Mailed, Served and/or Posted and Published, as required by law.

4. All applicable statutes and all of the provisions of the Deed of Trust or Mortgage have been complied with.

5. At the Date, Time and Place of the Foreclosure Sale, the Grantor sold to the Successful Bidder(s) and Grantee(s) at public auction the Real Estate for the Successful Bid.

6. All applicable (if any) redemption periods have passed without any redemption.

Therefore, in consideration of the above Successful Bid by the above Successful Bidder(s) and Grantee(s), the Grantor grants and conveys to the above Successful Bidder(s) and Grantee(s) the Real Estate without any covenant or warranty, express or implied.

Philip M. Kleinsmith
Grantor

by _____

State of Colorado)
County of El Paso)

On June 24, 1998, before me, personally appeared Philip m. Kleinsmith as Trustee, personally known to me and/or proven to be said person whose name is subscribed to this Foreclosure Sale Deed consisting of four pages in total: two pages of Foreclosure Sale Deed and two pages of Identifying Data of Mortgage or Deed of Trust. That person acknowledged to me that said person executed the same in said person's authorized capacity and that by said person's signature on said instrument, the person or the entity on behalf of which the person acted, executed said instrument. Witness my hand and official seal. My commission expires: _____.

KIM ZVIRBLIS (SEAL)
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES
05/15/2002

_____
Signature of Notary

Typed Name and Address of Notary:

Kim Zvirblis
6035 Erin Park Dr, #203
Colorado Springs, CO 80918

046951
IDENTIF. ↑ REFERENCE

98 JUL 21 PM 12:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6321 07/21 01:01 03CHECK 18.00

Identifying Data of Mortgage
or Deed of Trust*

BOOK 11028 PAGE 762

Default(s) Causing Foreclosure:

Amount Owed On Deed of Trust or Mortgage* Being Foreclosed:	Principal:	$ 69,931.55
	Interest:.	$ 4,483.96
	Estimated Costs:	$ 8,156.93
	Estimated Total:	$ 82,572.44

Real Estate to be Sold:

Common Description:.	3509 Dakota Avenue, Nashville, TN 37209
Assessor's Tax Parcel No..	Unknown
Quantity (Per Legal Description) . .	Unknown
Legal Description.	SAID LOT NO. 155 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DAKOTA, FORMERLY 4TH AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FFET TO AN ALLEY, DAVIDSON COUNTY, TN

Identifying Data of Deed of Trust or Mortgage* Being Foreclosed Per Real Estate Records of County Stated in Legal Description:

Dated:	2/21/97
Recorded:	2/24/97
Recording Data:	Book 10357, page 824
Original Principal Balance:	$72,250.00
Original Trustee:	James Fugua, Jr. of Summra County, TN
Original Mortgagee(s)**Name(s):	Crown Bank, FSB
Address(es):	c/o Crown Bank, FSB 105 Live Oaks Garden, Suite 129 Casselberry, FL 32707
Present Mortgagee(s)**Name(s):	Amerus Bank, fsb c/o Crown Bank, fsb
Address(es):	105 Live Oaks Garden, Suite 129 Casselberry, FL 32707
Original Mortgagor(s)***Name(s):	James D. Cooke
Address(es):	3509 Dakota Avenue Nashville, TN 37209
Present Owner(s) Name(s):	James D. Cooke
Address(es):	3509 Dakota Avenue Nashville, TN 37209

* Sometimes named "Trust Indenture"
** Sometimes named "Beneficiary"
*** Sometimes named "Grantor" or Trustor"

Page 2 of Identifying Data
of Mortgage or Deed of Trust

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Recording Data of Foreclosure
Notices Re: Substitute or
Successor Trustee: . . . . . Dated: 3/23/98
Recorded: 4/6/98
Recording Data: Book 10874, page 72

Recording Data of Foreclosure
Notices of: (1) Defaults;
(2) Right to Cure; (3) Election to
Sell; and (4) Sale. . . . . Dated: 3/26/98
Recorded: 4/6/98
Recording Data: Book 10874, page 76

Recording Data of Foreclosure
Certificates of: (1) Mailings;
(2) Publication; (3) Service, and
(4) Posting of said Foreclosure
Notices of: (1) Default(s);
(2) Right to Cure; Election to
Sell; and (4) Sale. . . . . Dated: 5/21/98
Recorded: 6/22/98
Recording Data: Book 10985, page 805

Foreclosure Sale. . . . . Date: 6/18/98
Time: 10:00 a.m.
Place: Front Door, Davidson
County Courthouse
Nashville, TN

Successful Bidder(s)
and Grantee(s) Herein:. . . . . Name(s): Amerus Bank
Address(s): 105 Live Oaks Gardens
Suite 129
Casselberry, FL 32707

Successful Bid: . . . . . : $82,572.44

Grantor Herein: . . . . . .Name: Philip M. Kleinsmith
Address(s): 6035 Erin Park Drive
CO Springs, CO 80918
1-800-842-8417