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 $61,233.33.

Barry Bubb Affiant

Subscribed and sworn to before me, this 7 day of July, 1998.

Notary Public

My Commission Expire

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
Bank of America Illinois, Trustee c/o EquiCredit Corporation of America P. O. Box 53077 Jacksonville, FL 32201	SAME	Map 59-11 Parcel 130

98 JUL 27 AM 9:16
DAVIDSON COUNTY, TN.

0466675
IDENTIF. & REFERENCE

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Gail Patricia Stafford, unmarried, by a Deed of Trust (the "Deed of Trust"), dated March 27, 1995, of record in Book 9635, page 30, 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 Gail Patricia Stafford, was originally payable to Franklin American Equity Corp., and was assigned to Bank of America Illinois, Trustee; and

WHEREAS, Bank of America Illinois, Trustee, 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 10027, page 602, Register's Office of said County; and

WHEREAS, default was made in payment of the Note, 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 Bank of America Illinois, Trustee, 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 June 4, 1998, June 11, 1998, and June 18, 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, June 25, 1998, and Bank of America Illinois, Trustee (hereinafter "Grantee"), being the highest and best bidder who was ready, willing, and able to close, became the purchaser of said property at and for the sum of SIXTY-ONE THOUSAND TWO HUNDRED THIRTY-THREE AND 33/100 ($61,233.33) 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. 437 on the Plan of Haynes Manor Section 3, of record in Plan Book 4175, page 11, Register's Office for said County.
>
> Said Lot No. 437 fronts 69.00 feet on the easterly margin of Dubois Drive and extends back 110.0 feet on the northerly line and 146.8 feet on the southerly line to a broken line in the rear, measuring 117.3 feet thereon.
>
> Being the same property conveyed to Gail Patricia Stafford by Divorce Decree from Isham Leroy Stafford of record in Book 5214, page 167, Register's Office for Davidson County, Tennessee.

The street address of the above-described property is 3862 Dubois Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid real estate free from equity of redemption, the statutory right of redemption, homestead, and any and all other exemptions or rights of redemption that may exist (if any), all such exemptions and rights 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 25th day of June, 1998.

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 25th day of June, 1998.

Notary Public

My Commission Expires: Sept 16, 1999

8092 07/27 0101 03CHECK 241.56

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

RECEIVED OF _____

FOR _____

BOOK 11035 PAGE 25

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

MAMT 61233.33
ERR CO
MAMT 61233.33-
CAMT 61233.33
CON TX 226.56
PRFEE 1.00
MISC 12.00
CFEE 2.00
TOTAL 241.56
CHECK 241.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/98 01 09:16 0001 8092

0466675
IDENTIF. & REFERENCE

98 JUL 27 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1323727