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

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 29, 1996 and recorded on November 4, 1996 at Book 10247, Page 263 in the Register's Office of DAVIDSON County, Tennessee, Paulette F. Weaver conveyed to Thomas F. Baker, IV, as Trustee for FT Mortgage Companies d/b/a First Tennessee Mortgage Co., Inc., 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 June 29, 1998 at Book 10995, Page 645 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 July 24, 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 FT Mortgage Companies d/b/a First Tennessee Mortgage Co., Inc., at and for the sum of $84,093.87, 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 FT Mortgage Companies d/b/a First Tennessee Mortgage Co., Inc. 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 FT Mortgage Companies d/b/a First Tennessee Mortgage Co., Inc., its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

3920 08/07 0101 03CHECK 326.1
MAIL FAV
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 AUG -7 AM 8:55
0472152
IDENTIF. & REFERENCE

BEING Lot NO. 29 on the Plan of Charlotte Park Subdivision of record in Book 3700, page 49, Register's Office for Davidson County, Tennessee. SAID Lot No. 29 fronts on the west side of Annex Avenue and runs back 148.6 feet on the south line and 147.67 feet on the north line to a deed line in the rear on which measures 50.08 feet.

Commonly known as: 545 Annex Avenue, Nashville, TN 37209

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 FT Mortgage Companies d/b/a First Tennessee Mortgage Co., Inc., 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 31 day of July, 1998.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 31 day of July, 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 $84,093.87, 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 31 day of July, 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:

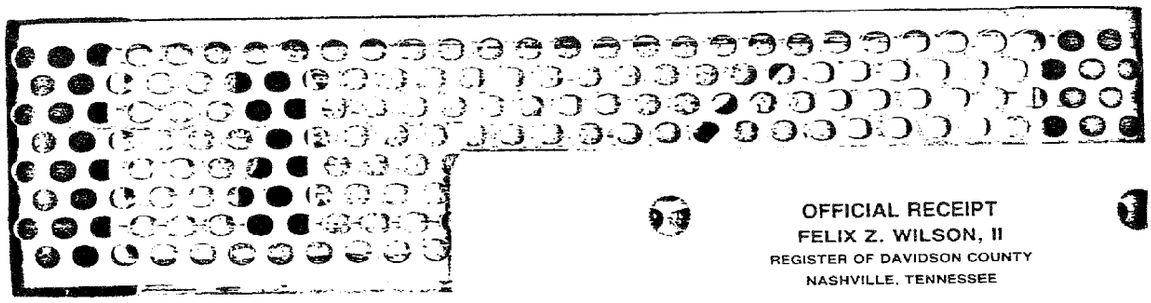
OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FT MORTGAGE COMPANIES D/B/A FIRST TENNESSEE MORTGAGE CO., INC.
8001 North Stemmons Freeway
Dallas, TX 75247

Parcel No. 90-12-332.00

W&A No. 703-7563
Loan No. 0005759360
FHA No. 483-2404506-703

DSTDeedforPMI_ASmith_980730_1645



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

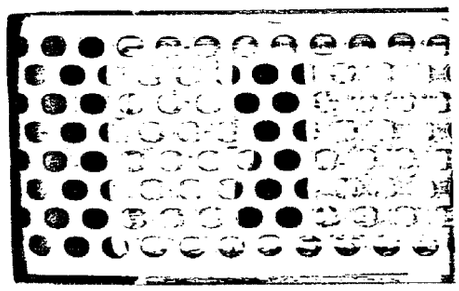
RECEIVED OF _____

FOR _____

BOOK 11056 PAGE 445

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 84093.87
CON TX 311.15
PRFEE 1.00
~~RVFEE~~ BANK 12.00
CFEE 2.00
TOTAL 326.15
CHECK 326.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0472152
IDENTIF. # REFERENCE

98 AUG -7 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/07/98 01 08:56 0001 3920

No. 1329492