TRUSTEE'S DEED

Michael J. Philbin, Successor Trustee	)	
to	)	Map # 150-3 Parcel# 470
Bank of America,F.S.B. OWNER & TAX BILLS P.O. Box 26388 Richmond, VA 32360-6388	)	Field Book# 2DX03846

WHEREAS, Paula Elizabeth Willis, single, executed a deed of trust on the 13th day of April, 1987, which was recorded in Book 7205, Page 367, Register's Office of Davidson County, Tennessee, conveying certain property therein described to J.R. Cannon, Trustee, and

WHEREAS obligations of the aforesaid Deed of Trust and note were subsequently assumed by Robert W. Hastings in deed of Record in Book 7027, Page 150, Register's Office for Davidson County, Tennessee, and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 10042, Page 553, Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: August 24, 1998, at 10:30 a.m., at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other exemptions which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Bank of America, FSB, being the highest and best bidder at said sale with a bid of Sixty-six Thousand One Hundred Seventy-five & 31/100 ($66,175.31), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Sixty-six Thousand One Hundred Seventy-five & 31/100 ($66,175.31), paid by Bank of America, FSB, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Bank of America, FSB, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 113B on the Plan of Zone Lot Division, Lots 109 through 114, Chelsea of Priest Lake, Section 2-A, of record in Book 6250, Page 423 and amended in Book 6900, Page 142, Register's Office for Davidson County, Tennessee.
Said Lot No. 113B fronts 49.44 feet on the northerly margin of Gondola Drive and extends back 143.97 feet on the easterly line and 149.65 feet on the westerly line to a dead line in the rear measuring 29.41 feet thereon.

Being the same property conveyed to Paula Elizabeth Willis, single, by deed of record in Book 7205, Page 364, said Register's Office, which property was subsequently conveyed to Robert W. Hastings, by deed of record in Book 7927, Page 150, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3515 Gondola Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Bank of America, FSB, its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to Bank of America, FSB, its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 24th^{h} day of August, 1998.

Michael J. Philbin, Trustee

Michael J. Philbin,Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of August, 1998.

Rita P. Miller
NOTARY PUBLIC

RITA P. MILLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:

5-28-2000

0479542
IDENTIF. ↑ REFERENCE

98 AUG 25 PM 3:53

1885 08/25 0101 03CHECK 259.85

BOOK 11081 PAGE 447

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

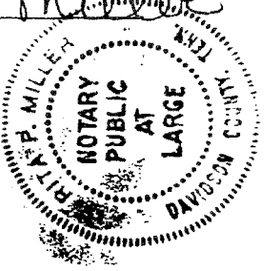
The actual consideration of value, whichever is greater for this transfer is

$ 66,175.31

Michael J. Philbin, Affiant

WITNESS my hand and official seal at Nashville, Tennessee, this 24TH day of August 1998.

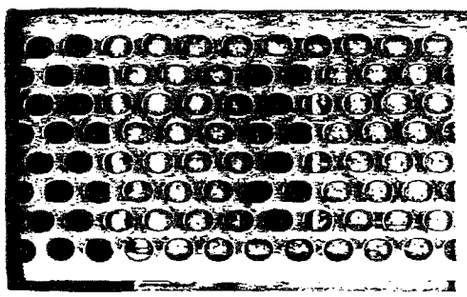
NOTARY PUBLIC



My Commission Expires:

5-28-2000

This instrument prepared by:
Taylor, Philbin, Pigue, Marchetti & Bennett, PLLC
2908 Poston Avenue
Nashville, Tennessee 37203



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

RECEIVED OF _____

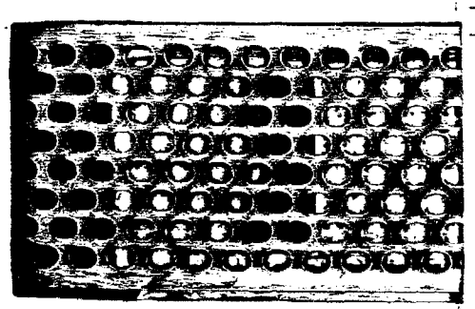
FOR _____

BOOK 11081 PAGE 448

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 66175.31
				CON TX 244.85
				PRFEE 1.00
				MDEED 12.00
				CFEE 2.00
				TOTAL 259.85
				CHECK 259.85
			08/25/98 01	15:53 0001 1885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0479542
IDENTIF. # REFERENCE

98 AUG 25 PM 3:53

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

No. 1337371