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 June 14, 1996 and recorded on June 20, 1996 at Book 10092, Page 622 in the Register's Office of DAVIDSON County, Tennessee, Shawn Torrey Durham, and Juevona Durham conveyed to Norma Moody, as Trustee for TMS Mortgage Inc., dba The Money Store, 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 September 21, 1998 at Book 11119, Page 952 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 October 2, 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 The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of May 31, 1996, Series 1996-B, at and for the sum of $37,193.81, 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 The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of May 31, 1996, Series 1996-B 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 The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of May 31, 1996, Series 1996-B, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Eastmoreland Place, Shields Subdivision of Gleaves Lands, as of record in Book No. 161, page 170, Register's Office for Davidson County, Tennessee. Said Lot No. 20 fronts 50 feet on the southerly side of Lucille Street and runs back between parallel lines 140 feet to an alley.

Commonly known as: 130 Lucille Street, Nashville, TN 37207

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 The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of May 31, 1996, Series 1996-B, 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 6 day of Oct, 1998.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 6 day of Oct, 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 $37,193.81, 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 6 day of Oct, 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:
THE BANK OF NEW YORK AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 31, 1996, SERIES 1996-B
4111 South Darlington, Suite 300
Tulsa, OK 74135

Parcel No. 71-15-54.00

W&A No. 774-8013
Loan No. 82800681

DSTDeedforPMI_ASmith_981002_1436

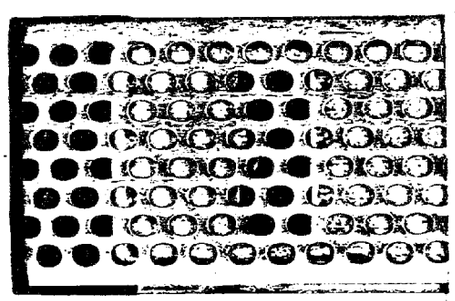
0498968
IDENTIF. A REFERENCE

98 OCT 12 PM 2:20

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2564 10/12 0101 03CHECK 152.62



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

RECEIVED OF _____

FOR _____

BOOK 11153 PAGE 232

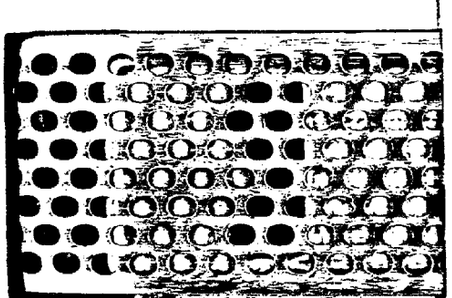
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 37193.81
CON TX 137.62
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 152.62
CHECK 152.62

10/12/98 01 14:22 0001 2564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0498968
IDENTIF. # REFERENCE

98 OCT 12 PM 2:20
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357807