NAME & ADDRESS OF NEW OWNER:
Commercial Federal Bank
4501 Dodge Street, 2nd Floor
Omaha, NE 68132

SEND TAX NOTICE TO:
Same as Above

This Instrument Prepared By:
William W. Burton, Attorney
P. O. Box 960, 401 W. Main
Murfreesboro, TN 37133-0960

Map 148-15
Parcel 31

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 27, 1996, of record in Book 10000, Page 902, Register's Office of Davidson County, Tennessee, MARVIN BROWN and RUBIE JEAN BROWN (being the same person as RUBY BROWN) conveyed in trust to MARY L. ARONOV, Trustee, certain real estate hereinafter described to secure and make certain payment of one certain promissary note more particularly described in said Deed of Trust; and

WHEREAS, the undersigned, having been appointed Substitute Trustee by instrument recorded in Book 11053, Page 393, Register's Office of Davidson County, Tennessee; and

WHEREAS, said Deed of Trust provided, among other things, that in the event of default in the payment of said promissory note and/or interest, when due, the entire indebtedness should, at the option of the holder and owner thereof, become due and payable; and

WHEREAS, default was made in the payment of said note, and the holder and owner thereof declared the entire balance due and payable and instructed and directed the undersigned Substitute Trustee to foreclose said deed of trust and to sell the property herein conveyed; and

WHEREAS, the undersigned thereupon advertised the sale of said property in The Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, said advertisements appearing in said newspaper in three (3) weekly notices on August 20, 1998, August 27, 1998, and September 3, 1998, fixing as the date of the sale October 2, 1998, at 1:00 p.m., Central Daylight Time, said notice also and otherwise complying with all of the requirements of law and the provisions of the aforesaid deed of trust; and

WHEREAS, at the time and place appointed and advertised, namely October 2, 1998, at 1:00 p.m., Central Daylight Time, the

undersigned offered said real estate for sale at the Front Door of the Courthouse, Nashville, Davidson County, Tennessee, and following the receipt of all bids made, sold said property to COMMERCIAL FEDERAL BANK, for Eighty-Seven Thousand Ninety-Four & 76/100 ($87,094.76) Dollars, this being the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of $87,094.76 cash in hand paid, the receipt of which is hereby acknowledged, I, WILLIAM W. BURTON, Substitute Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto COMMERCIAL FEDERAL BANK, its successors and assigns, forever, the following described land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Apache Mills, Section III, as of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Marvin E. Brown, Jr. and wife, Rubie Jean Brown, by deed from Larry H. Gwyn and wife, Eva D. Gwyn, of record in Book 6118, Page 334, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto COMMERCIAL FEDERAL BANK, its successors and assigns in fee simple forever, and in bar of all right of equity of redemption.

I, the undersigned, as Substitute Trustee, do hereby transfer, assign, and set over unto COMMERCIAL FEDERAL BANK all of the covenants and warranties contained in the aforesaid Deed of Trust, and do hereby warrant the title to said property as fully and completely as I am authorized to do as such Substitute Trustee, but no further or otherwise.

WITNESS my hand at Murfreesboro, Tennessee, on this the 20th day of October, 1998.

William W. Burton
Substitute Trustee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING FOR THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named WILLIAM W. BURTON, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument (TRUSTEE'S DEED) for the purposes therein expressed and contained.

WITNESS my hand and official seal at office in Murfreesboro, Tennessee, this 20th day of October, 1998.

Elizabeth L. Aden
NOTARY PUBLIC

My Commission Expires:
5-20-2002.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $87,094.76, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William W. Burton
Affiant

Sworn to and subscribed before me,
this 20th day of October, 1998.

Elizabeth L. Aden
NOTARY PUBLIC

My Commission Expires: 5-20-2002.

IDENTIFICATION REFERENCE
050255 2

98 OCT 22 AM 8:56

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

6398 10/22 0101 03CHECK 337.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11165 PAGE 468

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 87094.76
				CON TX 322.25
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 337.25
				CHECK 337.25
			10/22/98 01	08:59 0001 6398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0502552
IDENTIF. & REFERENCE

98 OCT 22 AM 8:59

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

No. 1361601