Box 44

BOOK 11232 PAGE 577

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 $35,362.52.

Barry Bubb, Affiant

Subscribed and sworn to before me, this 19 day of November, 1998.

Notary Public

My Commission Expires:

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<br>c/o EquiCredit Corporation of America<br>P. O. Box 53077<br>Jacksonville, FL 32201 | SAME | Map 94-1<br>Parcel 337 |

98 DEC -2 PM 4:13
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0519800

## SUCCESSOR TRUSTEE'S DEED

**WHEREAS**, Jeffrey O. Lee and wife, Cheryl L. Lee, by a Deed of Trust (the "Deed of Trust"), dated January 27, 1995, of record in Book 9587, page 427, Register's Office for Davidson County, Tennessee, conveyed to John Lowe, as Trustee, the hereinafter described real property to secure without limitation the payment of a promissory note (the "Note") payable to the order of EquiCredit Corporation of Tn., which Note was assigned to Bank of America Illinois, Trustee; and

4695 12/02 0101 03CHECK 145.84

**WHEREAS**, Bank of America Illinois, Trustee, the owner and holder of the Note, removed John Lowe, 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 11106, page 122, Register's Office of said County; and

**WHEREAS**, default was made in payment of the Note, such default continued for a period of more than thirty (30) days after written notice thereof, 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 October 22, 1998, October 29, 1998, and November 5, 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, November 12, 1998, and Bank of America Illinois, Trustee (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of THIRTY-FIVE THOUSAND THREE HUNDRED SIXTY-TWO AND 52/100 ($35,362.52) 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. 57 on the Revised Plan of Shelby Heights, Section 1, as of record in Book 2330, page 171, Register's Office for said county.
>
> Said Lot No. 57 fronts 50 feet on the easterly side of South 14th Street and extends back 145.9 feet on the southerly line and 147.9 feet on the northerly line to a dead line, measuring 56.5 feet thereon.
>
> Being the same property conveyed to Jeffrey O. Lee by Quitclaim Deed from Pamela Y. Lee and Mary L. Messner, of record in Book 9587, page 425, Register's Office for Davidson County, Tennessee.

The street address of the above-described property is 907 South 14th Street, Nashville, Tennessee 37206.

**TO HAVE AND TO HOLD** the aforesaid real estate free from all right of homestead exemption in and equitable redemption of the subject property, the statutory right of redemption, and all right of dower, courtesy, and statutory or elective rights in the subject property, all such rights and exemptions 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 12th day of November, 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 12th day of November, 1998.

Notary Public

My Commission Expires: 3/23/2002

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 | 35362.52 |
| CON TX | 130.84 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 145.84 |
| CHECK | 145.84 |

12/02/98 01 16:14 0001 4695

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

051980

98 DEC -2 PM 4:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1379718