Scott Crockett
SFI Acct. No. 23583407

Name and address of new owner:	Send tax bills:	Prepared by:
Southern Financial Mortgage, Inc. P. O. Box 110037 Nashville, TN 37222	SAME	David W. McMackin 5200 Maryland Way Suite 105 Brentwood, TN 37027

Map & Parcel No.
121-1680

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 27, 1997, recorded in Book 10519, page 435, Register's Office, Davidson County, Tennessee, Kim Crockett and husband, Scott Crockett, conveyed to D. W. McMackin, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of October 29 and November 5 and 12, 1998, stating that on November 25, 1998, at 12:00 Noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said

Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Trustee, offered said property for sale at public outcry and sold said property to Southern Financial Mortgage, Inc., for $77,644.23, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Southern Financial Mortgage, Inc., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in the Second Civil District of Davidson County, Tennessee, beginning on the side of Reynolds Road at a point 210 feet north of Bulford Goodman's northwest corner; thence in an easterly direction 316 feet to a wire fence; thence in a northerly direction 100 feet to a Hackberry tree; thence in a westerly direction 314 feet to an iron pin in the easterly margin of Reynolds Road; thence in a southerly direction in the easterly direction in the margin of said Reynolds Road, 137 feet to the point of beginning.

Being the same property conveyed to Scott Crockett and Kim Crockett by deed from Norman H. Richards and Bessie N. Richards, of record in Book 9591, page 216, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Kimberly Sue Crockett by quitclaim deed of record in Book 10856, page 633, said Register's Office.

This is improved property located at 1744 Reynolds Road, Nashville, TN 37214.

The above legal description is identical to the legal description in the previous deed of record.

The Internal Revenue Service has filed a tax lien(s) against Scott Crockett of record in Book 9943, page 270, Register's Office Davidson County, Tennessee. The Notice required by 26 U.S.C. 7425(b) has been timely furnished to the United States and the sale

98 DEC -4 PM 2:24
ALL COUNTY REGISTER
DAVIDSON COUNTY, TN.

5967.12/0101 03CHECK 302.28

IDENTIF. & REFERENCE

of the above-described real property will be subject to the right of the United States to redeem subject real property.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 25th day of November, 1998.

D.W. McMackin

Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this the 25th day of November, 1998.

Eileen Strange

Notary Public

EILEEN STRANGE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires: 2/19/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $77,644.23.

D.W. McMackin

Affiant

Subscribed and sworn before me, this 25th day of November, 1998.

Eileen Strange

Notary Public

EILEEN STRANGE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires: 2/19/2002

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

RECEIVED OF _____

FOR _____

BOOK 11237 PAGE 876

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 77644.23
				CON TX 287.28
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 302.28
				CHECK 302.28
			12/04/98 01	14:25 0001 5967

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 DEC -4 PM 2:24
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0521005
IDENTIF. ↑ REFERENCE

No. 138097