TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 8th day of January, 1998, and recorded in the Register's Office of Davidson County, Tennessee, Chris Stewart and husband, Kevin Stewart, recorded in Book 10793, Page 295, conveyed to Robert W. Howard, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, Larry A. Weissman and/or Wanda Hayes were appointed Successor Trustees by instrument of record in the Register's Office of Davidson County, Tennessee, under Register's No. Book 11108, Page 39, 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 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 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 the said sale was appointed to be held on the 4th day of December, 1998, at the entrance of the Courthouse of Davidson County, 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 sale **SOUTHERN PACIFIC FUNDING CORPORATION**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of Seventy Nine Thousand Nine Hundred Eighty Four and No/100-----($79,984.00), and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale paying into the hands of the undersigned Successor Trustees the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed.

NOW, THEREFORE, in consideration of the premises and of the payment by the said **SOUTHERN PACIFIC FUNDING CORPORATION**, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Larry A. Weissman and/or Wanda Hayes as Successor Trustees, does hereby grant, sell and convey unto the said as aforesaid, and unto its successors and assigns, the property above mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follow, to-wit:

> Lot 59, Plan of Happy Acres, as shown on plat of record in Plat book 2331, Page 63, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot. And being the same property conveyed to and described in Book 7091, Page 616, said Register's Office. Tax parcel no. 108-2-21.
>
> THIS PROPERTY is subject to subdivision restrictions, building lines and easements as shown on the aforementioned plat and except 1998 taxes.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **SOUTHERN PACIFIC FUNDING CORPORATION**, the aforesaid, and unto its successors and assigns forever, to whom the said Larry A. Weissman and/or Wanda Hayes as Successor Trustees, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor

otherwise.

IN TESTIMONY WHEREOF, Larry A. Weissman and/or Wanda Hayes as Successor Trustees, has caused this instrument to be executed by and through its duly authorized officer, this the 4th day of December, 1998.

LARRY A. WEISSMAN, SUCCESSOR TRUSTEE

Wanda Hayes, Successor Trustee
WANDA HAYES, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Larry A. Weissman and/or Wanda Hayes, Successor Trustees, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 4th day of December, 1998.

NOTARY PUBLIC

My commission expires:
7/20/99

Prepared By & Return To: Larry A. Weissman, Attorney at Law
5118 Park Ave., Suite 600
Memphis, TN 38117

Mail Tax Bills To Southern Pacific Funding Corp.
P. O. Box 80841
Petaluma, CA 94975

Property Address: 952 Colfax Dr.
Nashville, TN

7858 12/09 0101 03CHECK 306.94

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $79,984.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wanda Hayes
AFFIANT

Subscribed and sworn to before me this the 4th day of December, 1998.

NOTARY PUBLIC

My commission expires: 7/20/99

FC98018-Stewart

98 DEC -9 AM 9:59
DAVIDSON COUNTY, TN.

0522763
IDENTIF. & REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 11243 PAGE 693

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 79984.00
				CON TX 295.94
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 306.94
				CHECK 306.94
12/09/98	01			10:01 0001 7858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0522763
IDENTIF. ↑ REFERENCE

98 DEC -9 AM 9:59

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1382842