Box 42

BOOK 11300 PAGE 89

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 $67,114.03.

Affiant / Barry C. Bubb

Subscribed and sworn to before me, this 5 day of January, 1999.

Notary Public

OFFICIAL NOTARY SEAL
WILLIAM L PERLICK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC792160
MY COMMISSION EXP. DEC. 12,2002

My Commission Expires:

Address new owner as follows:

First Bank National Association, Trustee
c/o EquiCredit Corporation of America
P. O. Box 53077
Jacksonville, FL 32201

Send Tax Bills to:

SAME

Map-Parcel Numbers

Map 70-01
Parcel 51

99 JAN 15 PM 3:54
RECEIVED & RECORDED IN OFFICIAL RECORDS OF THE REGISTER DAVIDSON COUNTY, TN.

NAME & REFERENCE

5376O6

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Joe H. Fishback and wife, Lula B. Fishback, by a Deed of Trust (the "Deed of Trust"), dated March 7, 1997, of record in Book 10410, page 652, Register's Office for Davidson County, Tennessee, conveyed to John Lowe, as Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by Joe H. Fishback and Lula B. Fishback, was originally payable to EquiCredit Corporation of Tn., and was assigned to First Bank National Association, Trustee; and

WHEREAS, First Bank National Association, 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 11182, page 828, 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 First Bank National Association, 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 December 10, 1998, December 17, 1998, and December 24, 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, December 31, 1998, and First Bank National Association, Trustee (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of SIXTY-SEVEN THOUSAND ONE HUNDRED FOURTEEN AND 03/100 ($67,114.03) 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. 290 on the Plan of Treppard Heights Subdivision Section 8, as of record in Book 2854, page 52, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Joe H. Fishback and wife, Lula B. Fishback, by deed from Ann M. Bass, of record in Book 4516, Page 538, Register's Office for Davidson County, Tennessee.
>
> The street address of the above-described property is 3227 West Hamilton Road, Nashville, Tennessee 37218.

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 31st day of December, 1998.

Justin T. Milam, Successor Trustee
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 31 day of December, 1998.

NOTARY PUBLIC

Notary Public

My Commission Expires: _____

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	COMPUTER FEE	PR FEE	PROBATE FEE

05376O6

IDENTIF. & REFERENCE

99 JAN 15 PM 3:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

DATE	7110.00
DEED TA	248.32
FATET	1.00
MISC	10.00
OFET	0.00
TOTAL	269.32
CHECK	269.32

01/15/99 01 15:57 0001 3:57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413092