TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 2nd day of July, 1996, and recorded in the Register's Office of Davidson County, Tennessee, Joe S. Leffew and wife, Jane T. Leffew, recorded in Book 10165, Page 989, conveyed to Gary B. Fisher, 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 11118, Page 415, 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 30th day of October, 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 **ROGER MAULTSBY**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of One Hundred Sixteen Thousand Two Hundred eighty Eight and 52/100---- ($116,288.52), 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 **ROGER MAULTSBY**, 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 23 on the Map of Castlegate Section 1, as shown on plat of record in Plat Book 4460, Page 115, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

***

THIS PROPERTY is subject to 1999 taxes, a lien but not yet due and payable.

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 **ROGER MAULTSBY**, 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.

*** Being the same property conveyed to Joe S. Leffew and wife, Jane T. Leffew by deed from Dennis R. Lewis and wife, Ida C. Lewis of record in Book 10165, page 987, Register's Office for Davidson County, Tennessee.

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

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 21 day of December, 1998.

LARRY A. WEISSMAN, SUCCESSOR TRUSTEE

Wanda Hayes Successor Trustee

WANDA HAYES, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

BOOK 11305 PAGE 966

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 22 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:

Property Address: 561 Castlegate Drive
Antioch, TN 37217

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 $116,288.52, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 21 day of December, 1998.

NOTARY PUBLIC

My commission expires: 11/28/99

5465 01/21 0101 03CHECK 441.27

99 JAN 21 AM 10:17

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

05392285

IDENTIFICATION REFERENCE

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11305 PAGE 967

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	PRFEE	- PROBATE FEE

0539285
IDENTIFICATION REFERENCE
99 JAN 21 AM 10:17
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
116288.52
CON TX 430.27
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 441.27
CHECK 441.27

01/21/99 01 10:15 0001 5465

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414890