Prepared by and return to:
Premier TItle & Escrow, LLC
4301 Hillsboro Rd., Ste. 300
Nashville, TN 37215

BOOK 11322 PAGE 388

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27 day of January, 1999, by TMS Mortgage, Inc., whose address is 4111 South Darlington, Suite 300, Tulsa, Oklahoma 74135, as attorney in fact for The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of May 31, 1996, Series 1996-B, Grantor.

Grantor, being duly authorized by resolution of its board of directors, hereby conveys to John R. Hackney and his wife, Mary E. Hackney, Grantees, the following land in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE MAP OF EASTMORELAND PLACE, SHIELDS SUBDIVISION OF GLEAVES LANDS, AS OF RECORD IN BOOK NO. 161, PAGE 170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 20 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF LUCILLE STREET AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

Being the same property conveyed to Grantor by Trustee's Deed dated October 6, 1998, and recorded in Book 11153, Page 229 in the Register's Office of Davidson County, Tennessee.

For informational purposes only, the said property is known municipally as 130 Lucille Street, Nashville, TN 37207.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

05440 70
IDENTIF. ↑ REFERENCE

99 FEB -2 PM 2:33
CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of May 31, 1996, Series 1996-B, by TMS Mortgage, Inc., its attorney in fact

by: _____
(name) Chad A. Neel

its: Its Attorney-In-Fact
(title)

State of Oklahoma)
)ss:. Acknowledgment
County of Tulsa)

Before me, a notary public of the state and county mentioned, personally appeared Chad A. Neel *(name of officer)*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Its Attorney-In-Fact *(title of officer)* of TMS Mortgage, Inc., a corporation, as attorney in fact for The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of May 31, 1996, Series 1996-B, Grantor, the within named bargainor, and that such officer executed the foregoing instrument for the purposes and in the capacity therein contained.

Witness my hand and seal this 25 day of January, 1999.

Notary Public

My commission expires:

9/10/02
(Seal)

OKLAHOMA NOTARY PUBLIC
RHONDA L. HON
TULSA COUNTY
COMM EXP 09-10-2002

I, or we, hereby swear or 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, $ 10,500.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of May 31, 1996, Series 1996-B, by TMS Mortgage, Inc., its attorney in fact

by: _____
(name) Chad A. Neel

its: Its Attorney-In-Fact
(title)

State of Oklahoma)
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Witness my hand ~~and seal~~ this 29 day of January, 1999.

Notary Public

My commission expires:
9/10/02
(Seal)

OKLAHOMA NOTARY PUBLIC
RHONDA L. HON
TULSA COUNTY
COMM EXP 09-10-2002

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

Tax I.D. No. - 71-15-54.00

Owner's Address:
John R. Hackney and Mary E. Hackney
130 Lucille Street
Nashville, TN 37207

Send Tax Bill to:
John R. Hackney and Mary E. Hackney
130 Lucille Street
Nashville, TN 37207

0564 02/02 0101 03 CHECK 57.85

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11322 PAGE 392

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

0544070
IDENTIF. ↑ REFERENCE

99FEB-2 PM 2:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	10500.00
CON TX	38.85
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	57.85
CHECK	57.85

02/02/99 01 14:31 0001 0564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419916