JTM

BOOK 11366 PG. 730

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 $36,107.51.

Jon ~~Dickerson~~ Affiant

Subscribed and sworn to before me, this 23 day of February, 1999.

Notary Public

My Commission Expires:

GLORIA J. LATHROP
MY COMMISSION # CC 524907
EXPIRES: February 19, 2000
~~Thru Notary~~ Public Underwriters

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
First Bank National Association, Trustee c/o EquiCredit Corporation of America P. O. Box 53077 Jacksonville, FL 32201	SAME	Map 92-13 Parcel 348

99 MAR 11 PM 3:11

05514533

MAP REFERENCE

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Patricia O. Davenport, by a Deed of Trust (the "Deed of Trust"), dated April 30, 1997, of record in Book 10443, page 151, 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 Patricia O. Davenport, 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 11168, page 90, 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 January 21, 1999, January 28, 1999, and February 4, 1999; 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, February 11, 1999, 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 THIRTY-SIX THOUSAND ONE HUNDRED SEVEN AND 51/100 ($36,107.51) 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:

> A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 116 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.
>
> Said Lot No. 116 fronts 50 feet on the Southerly side of Elkins Avenue, formerly 2nd Avenue, and runs back Southerly between parallel lines 150 feet, more or less, to an alley.
>
> Being part of the same property conveyed unto Patricia O. Davenport, unmarried, by quitclaim deed of record in Book 7525, page 734, Register's Office for Davidson County, Tennessee. See also Installment Deed of record in Book 6599, page 862, Register's Office for Davidson County, Tennessee.

The street address of the above-described property is 3403 Elkins Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate free from equity of redemption, the statutory right of redemption, homestead, and any and all other exemptions or rights of redemption that may exist (if any), 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 11th day of February, 1999.

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 11th day of February, 1999.

Dee D. Gowen
Notary Public

My Commission Expires:

DEE D. GOWEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 16, 1999

1700 03/03 0301 03CHECK 148.60

108900 01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11360 PG. 737

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

0554533

IDENTIFICATION REFERENCE

99 MAR -1 PM 3:11

REGISTER
DAVIDSON COUNTY, TN

CAMT	36107.51
CON TX	133.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	148.60
CHECK	148.60

03/01/99 01 15:09 0001 1700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430892