BOOK 11370 PG. 707

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $62,400.00

Robert S. Coleman, Jr.,

Subscribed and sworn before me this the 1st day of March, 1999.

Notary Public

My commission expires: 7/25/2007

This instrument was prepared by:

CASTLEMAN & GREENE, PLLC
110 Glancy St., Suite 109
Goodlettsville, TN 37072

Address of New Owner
EquiVantage, Inc.
P. O. Box 4332
Houston, Texas 77210-4332

Send Tax Bills To:
EquiVantage, Inc.
P. O. Box 4332
Houston, Texas 77210-4332

Map-Parcel Nos.
Map No. 59-14
Parcel No. 242
Field Book 13DA 30290

99 MAR -5 PM 1:49

MAIL ENVELOPE TO GRANTEE & REFERENCE

05571163

WHEREAS, Louise Horton, by Deed of Trust (the "Deed of Trust) dated October 29, 1996, of record in Book 10252, Page 15 in the Register's office for Davidson County, Tennessee, conveyed to James A. Crislip, as Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which note was payable to U.S. Trust Mortgage, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record in Book 11278, Page 962 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, 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 Newspaper on February 4, 1999, February 11, 1999, and February 18, 1999; and

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WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. on February 26, 1999, and EquiVantage, Inc. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Sixty-Two Thousand Four Hundred Dollars (62,400.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as 3836 Buena Vista Pike, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been 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 same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 1st day of March, 1999.

Robert S. Coleman
as Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT S. COLEMAN, JR., with whom I am personally acquainted and who executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office in Little Rock, Arkansas this 1st day of March, 1999.

My Commission Expires:
7/25/2007

Mike Mannaugh
Notary Public

EXHIBIT "A"

Legal Description

BOOK 11370 PG. 709

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.. 199 ON THE PLAN OF HAYNES ESTATES, SECTION IV, AS OF RECORD IN BOOK 4300, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BUENA VISTA PK., AT THE COMMON DIVIDING LINE BETWEEN LOTS NO. 198 AND 199 ON SAID PLAN; THENCE NORTHERLY ALONG SAID DIVIDING LINE 115.62 FEET TO A CONCRETE MARKER; THENCE WESTERLY 117.76 FEET TO A POINT IN THE EASTERLY MARGIN OF ROWAN DR.; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF SAID ROWAN DR. 64.82 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE A DISTANCE FO 47.12 FEET TO A POINT IN THE NORTHERLY MARGIN OF SAID BUENA VISTA PK.; THENCE EASTERLY ALONG THE NORTHERLY MARGIN OF SAID BUENA VISTA PK. 80 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EDWARD HORTON AND WIFE, LOUISE W. HORTON BY DEED FROM W.L. BAINBRIDGE COM OF RECORD IN BOOK 4426 PAGE 757 SAID REGISTER'S.

ALSO BEING THE SAME PROPERTY CONVEYED TO LOUISE HORTON BY FINAL DECREE OF DIVORCE FROM EDWARD HORTON DOCKETT #66166 RECORDED IN THE 4TH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

ADDRESS: 3836 Buena Vista Pike, Nashville, TN 37218

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

4451 03/05 0101 02CHECK

245.88

RECORDERS MEMO
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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11370 PG. 710

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

0557163

IDENTIF. & REFERENCE

99 MAR -5 PM 1:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	62400.00
CON TX	230.88
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	245.88
CHECK	245.88

03/05/99 01 13:48 0001 4451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433623