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ELL BRADLEY REGISTER
DAVIDSON COUNTY, TN.

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $36,125.00

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

BOOK 11370 PG. 711

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
EquiVantage, Inc. P. O. Box 4332 Houston, Texas 77210-4332	EquiVantage, Inc. P. O. Box 4332 Houston, Texas 77210-4332	Map No. 83-2 Parcel No. 309 Field Book 27W 4305

WHEREAS, Michael Mahan, by Deed of Trust (the "Deed of Trust) dated May 7, 1996, of record in Book 10049, Page 482 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 First Choice 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 963 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

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

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 Thirty-Six Thousand One Hundred Twenty-Five Dollars (36,125.00).

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 312 Manchester Ave., Nashville, Tennessee 37206.

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 15th day of March, 1999.

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 15th day of March, 1999.

My Commission Expires:
7/25/2007

Notary Public

EXHIBIT "A"

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 the Southerly 50 front feet of the northerly 99 feet of Lot No. 5 on the Plan of Brownsville of record in Book 21, Page 9, as of record in Plat Book 161, Page 67, Register's Office of Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 50 feet on the easterly margin of Manchester Avenue and extends back 200.0 feet on the northerly line and 201.7 feet on the twice broken southerly line to a dead line at an alley in the rear measuring 48.5 feet thereon.

Being the same property conveyed unto Michael Joe Mahan, by Deed recorded August 11, 1993, in Deed Book 9043, Page 659, of the Register's Office for Davidson County, Tennessee.

ADDRESS: 312 Manchester Ave., Nashville, TN 37206

4452 03/05 0101 03CHECK 148.66

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11370 PG. 714

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

0557164

IDENTIF. & REFERENCE

99MAR-5 PM 1:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	36125.00
CON TX	133.66
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	148.66
CHECK	148.66

03/05/99 01 13:48 0001 4452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433624