47

SUCCESSOR TRUSTEE'S DEED

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

G. Miller Hogan II
Affiant

Subscribed and sworn before me this the 12th day of March, 1999.

Notary Public

My commission expires: 11-27-99

This instrument was prepared by:

G. Miller Hogan II
CASTLEMAN & GREENE, PLLC
110 Glancy Street, Suite 109
Goodlettsville, TN 37072

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Approved Financial Corp. 3420 Holland Road, Ste. 107 Virginia Beach, VA 23452	(Same)	Map 81-15 Parcel 217

0497 03/18 0101 03CHECK 66.50

WHEREAS, Wyatt E. Stracener, by Deed of Trust dated April 29, 1998, of record in Book 11073, Page 925 (the "Deed of Trust") in the Register's office for Davidson County, Tennessee, conveyed to Gregory W. Gleason, 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 Approved Federal Savings Bank and the Note and Deed of Trust having been assigned to Approved Financial Corporation by assignment of record in Book 11073, page 934 in said Register's Office; and

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record in Book 11295, Page 766, 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 18, 1999 and February 25, 1999 and March 4, 1999; and

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 March 12, 1999 and Approved Financial Corporation (hereafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Fifteen Thousand and no/100 Dollars ($15,000.00).

NOW THEREFORE, G. Miller Hogan, II, 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 and assigns, certain real property located in Nashville, Tennessee, more particularly described as follows:

BEING the westerly part of the easterly part of Lot No. 411 on the Plan of McGavock, Wetmore & Other's 2nd Addition, called the Addition to the Town of McGavock of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

BEGINNING on the northerly margin of Underwood Street, (also referred to as Underwood Avenue) at a point 228.5 feet west of the westerly margin of the first alley west of 17th Avenue North: thence with the northerly margin of Underwood Street westerly 35 feet; thence northwardly 108 feet to the southerly margin of Cockrill Street; thence with the same easterly 33 1/3 feet to a point, 216 2/3 feet west of the westerly margin of said alley; thence southwardly 117.5 feet to the point of beginning.

BEING the same property conveyed to Wyatt E. Stracener by deed of record by instrument of record in Book 11073, page 922, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Unreleased Vendor's Lien of record in Book 9047, page 308, Register's Office for Davidson County, Tennessee.
2. Real Property Taxes for 1998 unpaid, including penalties and interest..
3. Taxes for 1999 and subsequent years, a lien, not yet due and payable.
4. Rights of parties in possession.
5. All matters that would be disclosed on an accurate survey of the premises.

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 its capacity as Successor Trustee, and not otherwise, has the power to convey same. Castleman Title & Escrow, Inc. 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 12th day of March, 1999.

Name: G. Miller Hogan, II
Title: Successor Trustee

99 MAR 18 PM 1:48
REGISTER
DAVIDSON COUNTY, TN.

0562912
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared G. Miller Hogan II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office in Goodlettsville, Tennessee this 12th day of March 1999.

Notary Public

My Commission Expires:
11-27-99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11390 PG. 637

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056

IDENTIFICATION REFERENCE

99 MAR 18 PM 1:49

REGISTER
DAVIDSON CO., TN.

CAMT	15000.00
CON TX	55.50
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	66.50
CHECK	66.50

03/18/99 01 13:48 0001 0497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439609