MAIL ENV.

99 MAY -7 PM 2:38

05843S4

This Instrument Prepared by:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
17 West Pontotoc
Memphis, Tennessee 38103
(901) 578-9914

BOOK 11469 PG. 788

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 9, 1997 and recorded on December 16, 1997 at Book 10722, Page 75 in the Register's Office of DAVIDSON County, Tennessee, Sandra E. Holt, and Jerry Holt conveyed to Charles S. Sanger, a resident of Davidson County, TN, as Trustee for Nation One Mortgage Company, Inc., the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on April 21, 1999 at Book 11440, Page 814 in the Register's Office of DAVIDSON County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on April 9, 1999 at the DAVIDSON County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of February 28, 1998, Series 1998-A, at and for the sum of $76,500.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of February 28, 1998, Series 1998-A of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of February 28, 1998, Series 1998-A, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 32 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for said County. Beginning at a point in the northwesterly margin of Mashburn Road at the corner of Lots Nos. 31 and 32; thence with the line between said lots, northwesterly 137 feet to a corner of Lot No. 34; thence along the west line of Lot No. 32, along the east line of Lots Nos. 33 and 34, southerly 165 feet to the north margin of Live Oak Road; thence with the margin of the same, easterly 69.3 feet to the beginning of a curve; thence around said curve easterly 34.8 feet to the northwesterly margin of Mashburn Road; thence with the margin of the same, northeasterly 95.6 feet to the point of beginning. Being the same property conveyed unto Sandra E. Holt, by Deed recorded February 9, 1994, in book 9246, Page 507, of the Register's Office for Davidson County, Tennessee.

Commonly known as: 2718 Mashburn Road, Nashville, TN 37210

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of February 28, 1998, Series 1998-A, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 30 day of April, 1999.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 30 day of April, 1999, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $76,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 30 day of Apr, 1999, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
THE BANK OF NEW YORK AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 28, 1998, SERIES 1998-A
4111 South Darlington, Suite 300
Tulsa, OK 74135

Parcel No. 119/10/191.00

W&A No. 774-9085
Loan No. 40248247

DSTDeedforPMI_ASmith_990430_1010

98-242 RECORDED 1010 04/30 PM

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11469** PG. **791**

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

0584354

IDENTIFICATION/REFERENCE

99 MAY -7 PM 2:37

REGISTER
DAVIDSON COUNTY, TN.

[illegible]	[illegible]506.00
[illegible]	253.00
[illegible]	1.00
[illegible]	12.00
[illegible]	3.00
[illegible]	256.00
[illegible]	256.00

[illegible] 1:43 [illegible] 3267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457932