SUCCESSOR TRUSTEE'S DEED BOOK 11478 PG. 305

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $39,000.00

Robert S. Coleman, Jr.,

Subscribed and sworn before me this the 10th day of May, 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	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 91-4 Parcel 63

WHEREAS, Sarah E. Harper by Deed of Trust (the "Deed of Trust) dated November 29, 1995, of record in Book 9876, Page 447 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 Fairway Financial Services, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record in Book 11394, Page 506 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 April 1, 1999, April 8, 1999, and April 15, 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 April 27, 1999 and EquiVantage, Inc. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Thirty Nine Thousand Dollars ($ 39,000.00).

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: 1021 College Avenue , Nashville, Tennessee 37209

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 10th day of May, 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 10th day of May, 1999.

My Commission Expires:
7/25/2007

_____
Notary Public

99 MAY 13 PM 3:41
DAVIDSON COUNTY, TN.
REGISTER
058820
REFERENCE
MAIL ENV.

EXHIBIT A

Land in the City of Nashville, Davidson County, Tennessee commonly known as 1021 College Avenue, Nashville, Tennessee, and being more particularly described as Lot # 10 on the Map of University Heights Subdivision, Section 2, revised, as of record in Book 1424, page 122, Register's Office for said County described as follows:

Beginning at a point in the southerwesterly terminus circle of College Avenue at the corner of Lots Nos. 10 an 11; thence with the line between said lots South 46 deg. 27' West 215.93 feet to a point; thence South 40 deg. 07' East 25.39 feet to a point; thnce North 74 deg. 38' East 30 feet to the corner of Lots Nos. 9 and 10; thence with the line between said lots North 41 deg. 21' East 133.25 feet to a point; thence North 1 deg. 05' East 35 feet to the margin of College Avenue; thence with the margin of the same Northwesterly around a curve 27.48 feet to the beginning.

Being the same property conveyed to Sarah E Harper by Deed of record in Book 71228, page 811, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11478 PG. 303

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

0586820

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05/13/99 01 15:4A 0001 5978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460515