This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX GRAY & NAVE, PLLC
1620 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

BOOK 11512 PG. 337

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Altegra Credit Company	SAME	Map 136-14
150 Allegheny Center Mall		Parcel 99
Pittsburgh, PA 15212		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated November 15, 1996, executed by S. Bryrick Trust, Inc. and Saundra Bryant, to Robert J. Turner, Trustee, of record in Book 10283, page 140, Register's Office for Davidson County, Tennessee and re-recorded in Book 10743, page 286, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"); and

WHEREAS, Altegra Credit Company, the owner and holder of the indebtedness secured by the Deed of Trust replaced Robert J. Turner as Trustee, and appointed Marshall L. Hix and David B. Gray, Successor Trustees, under the Deed of Trust by Appointment of Successor Trustees of record in Book 10716, page 552, Register's Office for Davidson County, Tennessee with authority for either of them to act alone with the powers given the Trustee in the Deed of Trust; and

WHEREAS, Marshall L. Hix, Successor Trustee, caused certain real property described in the Deed of Trust (the "Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 11:00 o'clock a. m., prevailing time on Friday, June 4, 1999, at the south front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in the Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, Marshall L. Hix, Successor Trustee, appeared and

offered said property for sale at public outcry and the highest, best and last bid received was the sum of Ninety thousand and 00/100 Dollars ($90,000.00), by Altegra Credit Company (hereinafter referred to as the "Grantee") and the Property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Ninety thousand and 00/100 Dollars ($90,000.00) paid by the Grantee, Marshall L. Hix, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors, heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Harbour Town Village, Section I, of record in Plat Book 4675, page 3 and 4, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to S. Bryrick Trust, Inc. and Saundra Bryant, by deed of record in Book 9870, page 456, re-recorded in Book 10060, page 672, and re-recorded in Book 10070, page 147, Register's Office for Davidson County, Tennessee.

This is improved property known as 3012 Runabout Drive, Nashville, Tennessee 37217.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, heirs and assigns forever.

And the Successor Trustee covenants with the Grantee that he is lawfully seized and possessed of said real property as Successor Trustee only and, by the terms of the Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Successor Trustee further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its successors, heirs and assigns, against the lawful claims of any persons claiming by

or through him as Successor Trustee, but no further or otherwise; it being the intention of the Successor Trustee only to convey to Grantee no greater title in the subject real estate than he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded master deed, plat or plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 4th day of June, 1999.

Marshall L. Hix, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Marshall L. Hix, Successor Trustee, the within named bargainor, 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 within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of June, 1999.

NOTARY PUBLIC

My Commission Expires:
5/26/02

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

5402 06/04 0101 03CHECK 352.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn before me on this 4th day of June, 1999.

NOTARY PUBLIC

My Commission Expires:
5/26/02

DAVIDSON COUNTY
NOTARY PUBLIC
My Comm. Exp. 5/26/02

05955792
IDENTIFICATION REFERENCE
99 JUN -4 PM 12:55
ROBERT L. CORLEW III REGISTER
DAVIDSON COUNTY, TN.

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 11512 PG. 341

0595792

IDENTIFICATION REFERENCE

99 JUN -4 PM 12:55

REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	352.00
CHECK	352.00

06/04/99 01 12:59 0001 5402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469907