THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
Nashville, TN 37219

STATE OF Florida)
COUNTY OF Duval)

The actual consideration or value, whichever is greater, for this transfer is $58,841.73.

Affiant

Subscribed and sworn to before me, this 28 day of May, 1999.

Notary Public

GLORIA J. LATHROP
MY COMMISSION # CC 524907
EXPIRES: February 19, 2000
Bonded Thru Notary Public Underwriters

My Commission Expires:

Address new owner as follows:

First Bank National Association, Trustee
c/o EquiCredit Corporation of America
P. O. Box 53077
Jacksonville, FL 32201

Send Tax Bills to:

SAME

Map-Parcel Numbers

Map 72-4
Parcel 171

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Kay T. Robnett, unmarried, by a Deed of Trust (the "Deed of Trust"), dated February 27, 1996, of record in Book 9976, page 454, Register's Office for Davidson County, Tennessee, conveyed to W. C. Jordan, as Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by Kay T. Robnett, was originally payable to First Greensboro Home Equity, Inc., and was assigned to First Bank National Association, Trustee; and

WHEREAS, First Bank National Association, Trustee, the owner and holder of the Note, removed W. C. Jordan, as Trustee under the Deed of Trust, and appointed Justin T. Milam as Successor Trustee by an Appointment of Successor Trustee of record in Book 11397, page 771, Register's Office of said County; and

WHEREAS, default was made in payment of the Note, such default continued for a period of more than thirty (30) days after written notice thereof, and the owner and holder of the Note accelerated all indebtedness evidenced thereby; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of First Bank National Association, Trustee, 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 on April 29, 1999, May 6, 1999, and May 13, 1999; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (South) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m. on Friday, May 21, 1999, and First Bank National Association, Trustee (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of FIFTY-EIGHT THOUSAND EIGHT HUNDRED FORTY-ONE AND 73/100 ($58,841.73) DOLLARS.

NOW, THEREFORE, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 40 feet of the westerly part of Lot No. 10 and the northerly 30 feet of the westerly part of Lot No. 11, Block "A" on the Plan of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said county. Said parts of said lots adjoin and front together 70 feet on the easterly side of Golf Street and run back between parallel lines 150 feet to a dead line. This conveyance is made subject to ten-foot easement for public utilities, 30 foot building setback line from Golf Street, as shown on Plan of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee, and to easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4191, Page 430, said Register's Office, and restrictive covenants contained in an instrument of record in Book 1066, Page 437, said Register's Office.

Being the same property conveyed to John D. Robnett and wife, Kay T. Robnett, by deed from Thomas R. Williams, Jr., and wife, Gwendolyn Williams (John D. Robnett having since died, leaving Kay T. Robnett sole heir of property), of record in Deed Book 4353, page 742, Register's Office for said County.

The street address of the above-described property is 1509 Golf Street, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the aforesaid real estate free from all right of homestead, equity of redemption, the statutory right of redemption, and all other rights and exemptions of every kind, including, but not limited to, any statutory right to an elective share in the subject property, all such rights and exemptions being 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 the same.

The above-described property is transferred and conveyed subject to the following: (1) any and all liens against said property for unpaid property taxes; and (2) any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the subject property.

IN WITNESS WHEREOF, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 21st day of May, 1999.

Justin T. Milam, Successor Trustee
Justin T. Milam, as Successor Trustee,
and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin T. Milam, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 1999.

Dee D. Gowen
Notary Public

My Commission Expires: Sept 18, 1999

DEE D. GOWEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 18, 1999

059769669

REFERENCE

99 JUN -9 PM 1:23

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

740% 04/09 0101 02CHECK 232.71

115037.1

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

0597669

IDENTIF. & REFERENCE

99 JUN -9 PM 1:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	58841.73
CON TX	217.71
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	232.71
CHECK	232.71

06/09/99 01 13:27 0001 7404

BOOK 11519 PG. 634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471872