Bot 44

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 $91,581.94.

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:	Send Tax Bills to:	Map-Parcel Numbers
First Bank National Association, Trustee c/o EquiCredit Corporation of America P. O. Box 53077 Jacksonville, FL 32201	SAME	Map 83-09 Parcel 25

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Charlene Ponder, by a Deed of Trust (the "Deed of Trust"), dated May 2, 1996, of record in Book 10038, page 53, Register's Office for Davidson County, Tennessee, conveyed to John Lowe, 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 Charlene Ponder, was originally payable to EquiCredit Corporation of Tn., and was assigned to First Bank National Association, Trustee; and

WHEREAS, First Bank National Association, Trustee, the owner and holder of the Note, removed John Lowe, 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 11106, page 120, 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 NINETY-ONE THOUSAND FIVE HUNDRED EIGHTY-ONE AND 94/100 ($91,581.94) 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 Lot No. 27 on the westerly one/half of Lot No. 26 on the Plan of F.O. Beasley's Subdivision of record in Plan Book 2, page 66, Chancery Court at Nashville.
>
> Said Lot No. 27 and the westerly part of Lot No. 26 front together 75 feet on the northerly side of Ordway Place, formerly Grove Avenue, and run back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Charlene Ponder by deed from Geraldine Stevens, recorded March 22, 1996, in Deed Book 9987, page 205, Register's Office for Davidson County, Tennessee.

The street address of the above-described property is 1309 Ordway Place, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate free from all right of homestead exemption in and equitable redemption of the subject property, the statutory right of redemption, and all right of dower, courtesy, and statutory or elective rights 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

059976

INSTRUMENT NUMBER

99 JUN -9 PM 1:24

BILL GARNER
DAVIDSON COUNTY REGISTER

7406 06/09 0101 03CHECK 353.85

115025.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11519 PG. 642

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

0597671

ADDITIONAL REFERENCE

99 JUN -9 PM 1:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	91581.94
CON TX	338.85
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	353.85
CHECK	353.85

06/09/99 01 13:28 0001 7406

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471874