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Bx 23

This instrument prepared by: (JJC)
Baker, Donelson, Bearman & Caldwell
A Professional Corporation
511 Union Street, Suite 1700
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills To:	Map and Parcel No.:
Oakwood Acceptance Corporation 7800 McCloud Road P.O. Box 35607 Greensboro, NC 27425-3607 Attn: Teresa Hall Rivenbark	Same	Map 61/Group 10/Parcel 41.00

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 24th day of June, 1999, by Jonathan Cole, Successor Trustee ("Successor Trustee").

WHEREAS, by Deed of Trust dated September 5, 1997, of record in Record Book 10606, page 534, Register's Office for Davidson County, Tennessee, Daniel R. Galloway and Janice G. Galloway, husband and wife, as joint tenants conveyed to Larry T. Gilmore, Trustee, the Property (as hereinafter defined), to secure payment to Oakwood Acceptance Corporation (the "Lender") of a certain indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, the Deed of Trust dated September 5, 1997, was assigned to PNC Bank, N.A., as trustee u/a dated November 1, 1998, of record in Book 11161, page 351, said Register's Office; and

WHEREAS, the Deed of Trust dated September 5, 1997, was reassigned to Oakwood Acceptance Corporation dated April 5, 1999, of record in Book 11444, page 831, said Register's Office; and

214.50

WHEREAS, Oakwood Acceptance Corporation appointed Jonathan Cole to serve as Successor Trustee in accordance with the terms of the Deed of Trust by an instrument of record in Record Book 11473, page 129, said Register's Office; and

WHEREAS, Lender directed the Successor Trustee to sell the Property as provided in the Deed of Trust, and the Successor Trustee caused notice to be published in the Nashville Record that the Property would be sold at 11:00 a.m. on Thursday, June 24, 1999, at the Front door of the Courthouse for Davidson County, Tennessee (the "Foreclosure Notice"), such Foreclosure Notice appearing in said paper on Thursday, May 27, 1999, Thursday, June 3, 1999 and Thursday, June 10, 1999.

WHEREAS, the Successor Trustee at the time, place and date specified in the Foreclosure Notice offered the Property for sale, and after opening the floor for competitive bids, sold the Property to Oakwood Acceptance Corporation at the price of Fifty-four Thousand and 00/100 Dollars($54,000.00) this being the highest, last and best bid.

NOW, THEREFORE, I, Jonathan Cole, Successor Trustee as aforesaid, in consideration of the premises and the sum of $54,000.00, by these presents do transfer and convey unto Oakwood Acceptance Corporation, (their heirs, successors and assigns/its successors and assigns) (the "Grantee") all of my right, title and interest in and to the following described real estate, together with all hereditaments and appurtenances thereunto belonging or in any wise

appertaining, located in Davidson County, Tennessee (collectively, the "Property"), and more particularly described as follows, to wit:

Being Lot No. 191 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, page 103 and 104, Register's Office for said County.

Said Lot No. 191 fronts 100 feet on the easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Daniel R. Galloway and wife, Janice G. Galloway, be deed from Rebecca J. Anderson, of record in Book 10478, page 963, said Register's Office.

Together with all improvements constructed upon, affixed to, or located upon the above described real property including without limitation the residential dwelling located or to be located thereon, which dwelling is or may be a "Manufactured Home." and which manufactured home is hereby conclusively deemed to be real property, described as follows:

1998 Oakwood doublewide manufactured home, model number: 3519 serial number: OW57580 AB.

The street address of the Property is believed to be 3901 Hutson Avenue, Nashville, Tennessee 37216, but such address is not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control.

TOGETHER with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the"Property."

To have and to hold the Property, free from all right of homestead, equity of redemption, statutory right of redemption, and relinquishes all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property, all of which are expressly waived in the Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Successor Trustee as to any matter whatsoever. Without limiting the foregoing, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ADDITIONALLY, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE ON OR UNDER THE PROPERTY OF HAZARDOUS SUBSTANCES AS DEFINED BY ANY ENVIRONMENTAL LAWS, INCLUDING WITHOUT LIMITATION THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("CERCLA") OR SIMILAR FEDERAL AND STATE LEGISLATION (COLLECTIVELY, THE "ENVIRONMENTAL LAWS"). Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated. Grantee assumes full liability for such taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements, building lines, recorded plans and restrictions as may be applicable.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service as provided for in 26 U.S.C. Sub. Sec. 7425(d)(1) and/or any rights of redemption or otherwise held by the State of Tennessee as provided for in T.C.A. Sec. 67-1-1433(c)(1).

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(9) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Jonathan Cole, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Cheryl Howell, a Notary Public of the State and County aforesaid, personally appeared Jonathan Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of June, 1999.

Cheryl N. Howell
Notary Public

My commission expires: 9/28/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Fifty-Four Thousand and 00/100 Dollars ($54,000.00).

Affiant

Subscribed and sworn to before me this the 24th day of June, 1999.

Cheryl N. Howell
Notary Public

My Commission Expires: 9/28/02

N LNC 278276.1
583660-695 06/21/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0604645

IDENTIFICATION REFERENCE

99 JUN 23 AM 10:51

CAMT 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 214.80
CHECK 214.80

06/28/99 01 10:57 0001 4928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483412