This Instrument Prepared by:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
200 West Jefferson, Suite 275
Memphis, Tennessee 38103
(901) 578-9914

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 24, 1993 and recorded on September 28, 1993 at Book 9094, Page 150 in the Register's Office of DAVIDSON County, Tennessee, Gerald B. Brasher, and Camilla L. Brasher conveyed to David R. Wilson of Williamson County, as Trustee for Mortgage Service America Co., the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on June 21, 1999 at Book 11535, Page 684 in the Register's Office of DAVIDSON County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on July 8, 1999 at the DAVIDSON County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to C & B Properties, at and for the sum of $80,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by C & B Properties of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said C & B Properties, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

99 JUL 21 PM 4:01
06144437

LAND in Davidson County, Tennessee, being the same property described in Deed Book 4637, page 996, Register's Office for said County.
BEGINNING at a point in the westerly right-of-way of 54th Avenue North, formerly Richland Avenue, the Northeast corner of the herein described property and the Southeast corner of Lot 1, as shown on the Plan of the resubdivision of Grady Roberts Property, as of record in Plat Book 4175, page 43, Register's Office for Davidson County, Tennessee; thence continuing along said westerly right-of-way S. 74 degrees 12 minutes 12 seconds W. 200 feet to a point; thence N. 14 degrees 45 minutes W 50 feet to a point; thence N. 74 degrees 12 min. 12 sec. E. 200 feet to the point of beginning. BEING the same property conveyed to Borrower by deed from Lorraine A. Galavin now known as Lorraine G. Zulfer which is being recorded immediately prior hereto.

Commonly known as: 315 54th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto C & B Properties, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 14 day of July, 1999.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 14 day of July, 1999, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

LYNN B. WYSE COMM. EXP. NOTARY PUBLIC 04-26-2003 FAULKNER COUNTY, ARK.

Lynn B. Wyse
Notary Public

My Commission Expires: 04/26/2003

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

BOOK 11582 PAGE 696

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 14 day of July, 1999, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

LYNN B. WYSE COMM. EXP. NOTARY PUBLIC 04-26-2003 FAULKNER COUNTY, ARK.

Lynn B. Wyse
Notary Public

My Commission Expires: 04/26/2003

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
C & B Properties
4805 Michigan Avenue
Nashville, TN 37209

Parcel No. 91/14/241.00

W&A No. 726-9095
Loan No. 1414766
FHA No. 483-0255777 703

DSTDeedforPMI_ASmith_990714_ 959

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11582 PAGE 697

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

06144437

INSTRUMENT # REFERENCE

99 JUL 21 PM 4:01

CAMT	80000.00
CONV TX	296.00
PRFEE	1.00
MISCELL	12.00
CFEE	2.00
TOTAL	311.00
CHECK	311.00

07/21/99 01 16:05 0001 3440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493743