Tennessee
Map # 43/12/54/11D51930

Vernie Freeman
Loan #11781853

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 20, 1998, and recorded in Book 11200 Page 564 in the Register's Office of Davidson County, Tennessee, Vernie Edward Freeman and Shirlianne M. Freeman a married couple, conveyed to David R. Wilson, Trustee(s), 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 appointed the undersigned as Substitute Trustee by instrument of record in Book 11656, Page 149 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 the sale was appointed to be held on October 13, 1999, at the Main (South) Door of the Courthouse of Davidson County, 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 sale Citibank, N.A., as Trustee, pursant to the Pooling Servicing Agreement dated as of December 1, 1998 for the benefit of the Certificateholders of the Mortgage Loan Asset-Backed Certificates, Series 1998-2 and for the benefit of Financial Security A, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-Seven Thousand and 00/100 Dollars; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by Citibank, N.A., as Trustee, pursant to the Pooling Servicing Agreement dated December 1, 1998, for the benefit of the Certificateholders of the Mortgage Loan-Asset-Backed Certificates, Series 1998-2, and for the benefit of Financial Security A, of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Citibank, N.A., as Trustee, pursant to the Pooling Servicing Agreement dated ***, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Land in the 11th Civil District of said County, being part of Lot No. 9 on the Plan of the Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said county, and being Lots Nos.20 and 21 on the Plan of Vandiver's Subdivision of the easterly part of said Lot No. 9 of Anderson Estates, unrecorded and further described as follows: Beginning on the easterly margin of Vandiver Drive, at a point lying 1,000 feet north of the northerly margin of Old Hickory Blvd, said beginning point being the common front corner of Lots 19 and 20 on said unrecorded plan; thence with the easterly margin of Vandiver Drive, northwardly 100 feet to the common front corner of Lots Nos. 21 and 22; thence with the line between said two lots, eastwardly 157.2 feet to the low water mark of the Cumberland River; thence with said low water mark, southwardly 100.2 feet to the common rear corner of Lots Nos. 19 and 20; thence with line between said two lots, westwardly 171.4 feet to the beginning.

Vernie Edward Freeman and Shirlianne M. Freeman obtained title to the above referenced real estate by Deed of record in Book 4327, Page 109, Register's Office of Davidson County, Tennessee.

0648842
CROSS REFERENCE
MAIL ENV.
99 OCT 21 PM 1:48
REGISTER
DAVIDSON CO. TN.
2254 10/21 0101 03CHECK 221.90

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Citibank, N.A., as Trustee, pursant to the Pooling Servicing Agreement dated December 1, 1998, for the benefit of the Certificateholders of the Mortgage Loan Asset-Backed Certificates, Series 1998-2, and for the benefit of Financial Security A, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	10.00
Publication Expense	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	56,241.00
	$57,000.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on October 13, 1999 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 13, 1999 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Susan E. Schirmer
NOTARY PUBLIC

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
130 Vandiver Drive,
Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Citibank, N.A. as Trustee
C/o Advanta Mortgage
800 Ridgeview Drive
Horsham, PA 19044-8008

Mortgagee: None

Mail to:

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 57,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF Oct. 19 99
NOTARY PUBLIC Susan E. Schirmer
MY COMMISSION EXPIRES 7/29/03

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 11712 PAGE 145

0648842

CROSS REFERENCE

99OCT21 PM 1:48

REGISTER
DAV. TN.

CAMT	57000.00
CON TX	210.90
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	221.90
CHECK	221.90

10/21/99 01 13:51 0001 2254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530051