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

**PICK-UP**

Instr:200003300031927 Page: 1 OF 3
REC'D FOR REC 03/30/2000 1:25:43PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $125.80

# TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 20, 1997 and recorded on September 5, 1997 at Book 10596, Page 606 in the Register's Office of DAVIDSON County, Tennessee, Milton Kirby, and Kathleen Swarner conveyed to John M. Jordan, Davidson County, TN, as Trustee for First Federal Thrift, 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 December 20, 1999 as Instrument No. 199912200305044 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 January 13, 2000 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 Sophia Kramer,1275 Lock - 4 Rd., Gallatin TN 37066, at and for the sum of $34,000.01, 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 Sophia Kramer,1275 Lock - 4 Rd., Gallatin TN 37066 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 Sophia Kramer,1275 Lock - 4 Rd., Gallatin TN 37066, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

Being Lot No. 18 on the Plan of Belle Acres, Section 1, as of record in Book 5200, Page 144, Register's Office, Davidson County, Tennessee. Being the same property conveyed to Kathleen Swarner and Milton Kirby by deed from Jack Kemp Secretary of Housing and Urban Development of record in Book 8625 Page 347 Register's Office for Davidson County, Tennessee.

Commonly known as: 1904 Lynmead Court, Nashville, TN 37210

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 Sophia Kramer,1275 Lock - 4 Rd., Gallatin TN 37066, 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 18 day of January, 2000.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 18 day of January, 2000, 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.

Notary Public

My Commission Expires

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 $34,000.01, 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

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 18 day of January, 2000, 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.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2008

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
CONTI MORTGAGE CORP.
338 South Warminster Road
Hatboro, PA 19040-3430

Parcel No. 95-05-O-A-18.00

W&A No. 755-9244
Loan No. 0004874269

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