Instr:200004260041411 Page: 1 OF 3
REC'D FOR REC 04/26/2000 2:31:46PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $330.10

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 March 30, 1998 and recorded on April 23, 1998 at Book 10896, Page 703 in the Register's Office of DAVIDSON County, Tennessee, Lauretta F. Johnson conveyed to Transcontinental Title Company, as Trustee for National Consumer Services Corp., L.L.C., 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 April 10, 2000 as Instrument No. 200004100035764 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 April 20, 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 Fairbanks Capital Corp., a Utah Corporation, at and for the sum of $89,215.11, 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 Fairbanks Capital Corp., a Utah Corporation 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 Fairbanks Capital Corp., a Utah Corporation, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being I the West part of Lot No. 1 of Block 26, on the map of George I. Waddey's Subdivision of Midway, of record in Book 421, Page 55, Register's Office for said county. Said part of said lot fronts 50 feet on the south wide of Edan Street and runs back between parallel lines, along the easterly margin of 32nd Avenue North, formerly India Street, 140 feet to an alley in the rear. Being the same property conveyed to Lauretta Johnson, by Quit Claim Deed recorded in Book 10823, page 567, Registers Office of Davidson County, Tennessee.

Commonly known as: 3111 Albion Street, 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 Fairbanks Capital Corp., a Utah Corporation, 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 24 day of April, 2000.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 24 day of April, 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.

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

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 $89,215.11, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

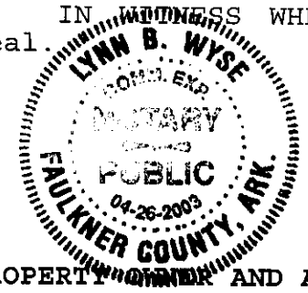
Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 24 day of April, 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.



Lynn B. Wyse
Notary Public

My Commission Expires: 04/26/2003

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FAIRBANKS CAPITAL CORP., A UTAH CORPORATION
3815 South West Temple
Salt Lake City, UT 84115

Parcel No. 92-05-151.00

W&A No. 845-9071
Loan No. 1565795

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