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

Instr:200006010054260 Page: 1 OF 3
REC'D FOR REC 06/01/2000 8:30:41AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $211.93

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 23, 1998 and recorded on February 10, 1998 at Book 10789, Page 759 in the Register's Office of DAVIDSON County, Tennessee, Steve W. Jarman, and Rachel Jarman conveyed to Transcontinental Title Company, as Trustee for Mercantile Mortgage Company, 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 February 7, 2000 as Instrument No. 200002070012294 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 27, 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 The Bank of New York as Co-Trustee under the Pooling and Servicing Agreement dated as of February 28, 1998, Series 1998-A-II, at and for the sum of $57,278.44, 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 The Bank of New York as Co-Trustee under the Pooling and Servicing Agreement dated as of February 28, 1998, Series 1998-A-II 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 The Bank of New York as Co-Trustee under the Pooling and Servicing Agreement dated as of February 28, 1998, Series 1998-A-II, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

Being Lot 10 on the Plan of Rosewood Subdivision of record in Plat Book 6900 at Page 902, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Being the same property conveyed to Steven W. Jarman, by deed recorded in Book 9564, Page 587, Register's Office of Davidson County, Tennessee.

Commonly known as: 640 Kinsey Boulevard, Madison, TN 37115

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 The Bank of New York as Co-Trustee under the Pooling and Servicing Agreement dated as of February 28, 1998, Series 1998-A-II, 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 26 day of May, 2000.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 26 day of May, 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 $57,278.44, 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 May, 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.

Lynn B. Wyse
Notary Public

My Commission Expires: 04/26/2003

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
THE BANK OF NEW YORK AS CO-TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 28, 1998, SERIES 1998-A-II
4111 South Darlington, Suite 300
Tulsa, OK 74135

Parcel No. 52/03/161.00

W&A No. 774-8055
Loan No. 40256521

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