This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

Instr:200006200061445 Page: 1 OF 4
REC'D FOR REC 06/20/2000 3:03:57PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $199.80

162-16-0-A 080.00 CO

Responsible Taxpayer and Property Owner:

Name:
Mortgage Lenders Network USA, Inc.
as Servicing Agent for BankBoston

Address:
15 Westminster Ave.
Providence, RI 02903

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $54,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 25th day of May, 2000

Notary Public
My Commission Expires: _____

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 12/27/2003

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by Eric L. King dated **12/2/98** and recorded **12/11/98** in Book **11248** at Page **696**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **People Mortgage, Inc.** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described

by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **May 25, 2000** at 10:00 a.m. pursuant to the advertisement published in The News and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Door Davidson County Courthouse, Nashville, TN** TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Mortgage Lendes Newtwork USA, Inc., as Servicing Agent for BankBoston** became the highest and best bidder(s) at and for the sum of **$54,000.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Mortgage Lenders Network USA, Inc., as Servicing Agent for BankBoston** Grantee, the following described real estate, to wit:

SEE EXHIBIT "A" ATTACHED

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded in Book **11248**, Page **696.**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 25th day of May, 2000.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Margaret A Harshman, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 25th day of May, 2000.

Margaret A Harshman
Notary Public

My Commission Expires:

MARGARET A. HARSHMAN
NOTARY PUBLIC, STATE OF COLORADO
My Commission Expires 02/12/2004

EXHIBIT "A" - LEGAL DESCRIPTION

TN1I05911

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, BUILDING NO. 17 ON THE PLAN OF SECTION ONE PHASE ONE, MILL CREEK CLUB CONDOMINIUM OF RECORD IN BOOK 4860, PAGE 11, AMENDED OF RECORD IN BOOK 5050, PAGE 103, BOTH IN THE REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ERIC L. KING BY WARRANTY DEED FROM STEPHEN H. COOK DATED MARCH 15, 1996 AND RECORDED IN BOOK 9983, PAGE 672, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

9223 12/11 0101 03CHECK 116.00

King