RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lois A. Phelps and Paul E. Phelps

GRANTEE(s)
Chase Mortgage Services, Inc., a Delaware Corporation, f/k/a Chase Manhattan Mortgage Corporation

PICK-UP

Instr:200007120068843 Page: 1 OF 3
REC'D FOR REC 07/12/2000 8:38:36AM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $65.21

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 26, 1978 and recorded on July 27, 1978 at Book 5317, Page 6 in the Register's Office of DAVIDSON County, Tennessee, Lois A. Phelps, and Paul E. Phelps conveyed to Ernest W. Turnbull, as Trustee for The Lomas & Nettleton 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 April 7, 1997 at Book 10422, Page 752 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 May 16, 1997 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 Chase Mortgage Services, Inc., a Delaware Corporation, f/k/a Chase Manhattan Mortgage Corporation, at and for the sum of $17,624.86, 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 Chase Mortgage Services, Inc., a Delaware Corporation, f/k/a Chase Manhattan Mortgage 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 Chase Mortgage Services, Inc., a Delaware Corporation, f/k/a Chase Manhattan Mortgage 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 part of Lot

No. 10 on the Plan of H.E. Simpkins' Division of the L.G. Curtis Lands, of record in Book 547, Page 39, described according to a survey by D.E. Boner, Surveyor, dated November 29, 1963, and further described according to a survey by John B. Kohl, III, Surveyor, dated June 28, 1978, as follows: Beginning at a point in the southerly margin of Lincoln Avenue, being North 58 degrees west 180 feet from the common corners of Lot Nos. 8 and 10 in said Subdivision; thence south 32 degrees west 200 feet to a point; thence north 58 degrees west 60 feet to a point; thence north 32 degrees east 200 feet to a point in the south margin of Lincoln Avenue; thence along said margin south 58 degrees east 60 feet to the point of beginning. Being the same property conveyed to Paul E. Phelps and wife, Lois Phelps by deed from Julia L. Mallernee, a widow, of even date as shown at Book 5317, Page 5, and recorded on July 27, 1978 in the Register's Office of Davidsion County, Tennessee.

Commonly known as: 3227 Lincoln Avenue, Nashville, TN 37218

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 Chase Mortgage Services, Inc., a Delaware Corporation, f/k/a Chase Manhattan Mortgage 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 19th day of June, 2000.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 19th day of June, 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

VICTOR WALLACE Notary Public
Pulaski County State of Arkansas
My Commission Expires Dec. 20, 2008

My Commission Expires:

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 $17,624.86, 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.

W&A No. 700-316

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 19th day of June, 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

VICTOR WALLACE Notary Public
Pulaski County State of Arkansas
My Commission Expires Dec. 20, 2008

My Commission Expires:

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CHASE MORTGAGE SERVICES, INC., A DELAWARE CORPORATION, F/K/A CHASE MANHATTAN MORTGAGE CORPORATION
3415 Vision Drive
Columbus, OH 43219

Parcel No. 70/9/34.02

Loan No. 3104650733
FHA No. 483-064461-203

DSTDeedforPMI_DVance_000619_1048

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388