THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
6750 Lenox Center Court, Suite 202
MEMPHIS, TN 38115

Davidson County DEEDTRS
Recvd: 01/05/01 14:02 4pgs
Fees:19.00 Taxes:542.32

20010105-0001803

NAME: Maven Capital Corporation,
S&K#: 99-0538
LOAN#: 8044034984

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 1, 1998, recorded in Book 11149, Page 733, Register's Office of DAVIDSON County, Tennessee, Maven Capital Corporation, a Tennessee Corporation, conveyed to John Lowe, Trustee, 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 appointed the undersigned as Substitute Trustee by Instrument of record in Instrument 20000907-0088628, in the Register's Office of DAVIDSON County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 sale Deed of Trust by which advertisement the sale was appointed to be held on December 13, 2000, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 U.S. Bank National Association, f/k/a First Bank National Association, TR U/A dtd 12/01/98 (EQCC Home Equity Loan Trust 1998-4), whose address is 10401 Deerwood Park Blvd. MC FL9-015-02-14, Jacksonville, FL 32256, at and for the sum of $146,572.10, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by U.S. Bank National Association, f/k/a First Bank National Association, TR U/A dtd 12/01/98 (EQCC Home Equity Loan Trust 1998-4), the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Mary K. Alissandratos, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said U.S. Bank National Association, f/k/a First Bank National Association, TR U/A dtd 12/01/98 (EQCC Home Equity Loan Trust 1998-4), its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of DAVIDSON, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Being Lot No. 2 on the Plan of Giddish Subdivision, of record in Plat Book 8250, Page 780, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This legal description is identical with that in Deed recorded in Book 11149, Page 733, Register's Office of DAVIDSON County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 11149, Page 733, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 10974, Page 993, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto U.S. Bank National Association, f/k/a First Bank National Association, TR U/A dtd 12/01/98 (EQCC Home Equity Loan Trust 1998-4), its successors and assigns, in fee simple forever, to whom the said Mary K. Alissandratos, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Mary K. Alissandratos, Substitute Trustee, has hereunto set her hand and seal on the date written below.

Mary K. Alissandratos

Mary K. Alissandratos,
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 14th day of December, 2000, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Mary K. Alissandratos to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as Substitute Trustee and as her free act and deed.

WITNESS my hand and Notarial Seal at Office the 14th day of December, 2000.

MARTHA F. CALLOWAY NOTARY PUBLIC AT LARGE SHELBY CO., TN MY COMM. EXP. 1-20-2004

Martha F. Calloway

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 146,572.10, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K Alexandratos
Affiant

Subscribed and sworn to before me on the 14th day of December, 2000.



Mart F. Calloway
Notary Public

PROPERTY ADDRESS: 4111 Murphy Road, , NASHVILLE, TN, 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association, f/k/a First Bank National Association, TR U/A dtd 12/01/98 (EQCC Home Equity Loan Trust 1998-4)
10401 Deerwood Park Blvd. MC FL9-015-02-14
Jacksonville, FL 32256

S & K #:99-0538
Map & Parcel - 103 8 291

11559/265

N0007501

4503857990624

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:	ENTITY ID:
MAVEN CAPITAL CORPORATION	001 62-1387057/000
D/B/A: MAVEN CAPITAL CORPORATION 1304 VILLA PL NASHVILLE TN 37212-3021	001 62-1387057
	COUNTY: DAVIDSON

99 JUL -6 PM 1:50

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFYING REFERENCE
0608131

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on June 29, 1999.

COMMISSIONER OF REVENUE

By: William E. Hasha
Delegate of Commissioner

FOR REGISTER USE ONLY ... PRINT OR STAMP

BOOK NO	PAGE NO.	DATE	TIME
BOOK 11559	PAGE 265		

REGISTER

BY: _____

RV-N0007501