RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Samuel W. Majors and Melissa K. Majors

GRANTEE(s)
Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12-17-98

Davidson County DEEDTRS
Recvd: 02/02/01 10:21 3pgs
Fees:15.00 Taxes:69.93
20010202-0010325

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 14, 1998 and recorded on October 23, 1998 at Book 11166, Page 966 in the Register's Office of DAVIDSON County, Tennessee, Samuel W. Majors, and Melissa K. Majors conveyed to K. Thomas Sidwell, A Resident of Williamson County, as Trustee for U.S TRUST MORTGAGE, INC., A TENNESSEE CORPORATION, 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 January 22, 2001 as Instrument No. 20010122-0006464 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 January 22, 2001 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 Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12-17-98, at and for the sum of $18,900.00, 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 Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12-17-98 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 Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12-17-98, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point 140.5 feet from a point in the corner of Ridge Road and a lane that runs between the property of John Roterro, and the old Bennet property; thence west 86 feet to a point; thence north 198 feet to a point on the Jim Proctor line; thence east 88 feet; thence south 247 feet to the beginning. Being the same property conveyed to Samuel W. Majors and wife, Melissa K. Majors by Deed from Wayne Proctor and wife, Atha Proctor of record in Book 11166, page 963, Register's Office for Davidson County, Tennessee.

Commonly known as: 4318 Grays Point Drive, Joelton, TN 37080

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 Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12-17-98, 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 1ST day of February, 2001.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 1ST day of February, 2001, 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.

D. W. WALKER NOTARY PUBLIC PULASKI COUNTY, AR

Notary Public

My Commission Expires: 08/06/07

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 $18,900.00, 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 1ST day of February, 2001, 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.

DAVID W. WALKER NOTARY PUBLIC PULASKI COUNTY, AR

Notary Public

My Commission Expires: 08/06/07

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fairbanks Capital Corp.
3815 South West Temple
Salt Lake City, UT 84115

Parcel No. 29/43.00

Loan No. 2076649801

DSTDeedforPMI_SBeets_010127_ 958

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