RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Margaret Y. Walz

GRANTEE(s)
Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12-01-98

Davidson County DEEDTRS
Recvd: 08/14/02 15:20 3pgs
Fees:18.00 Taxes:254.43
20020814-0098632

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 24, 1998 and recorded on October 1, 1998 at Book 11135, Page 647 in the Register's Office of Davidson County, Tennessee, Margaret Y. Walz conveyed to Mr. Robert Frappier, as Trustee for Lenders M. D., Inc., their successors and assigns, 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 July 24, 2002 as Instrument No. 200207240088689 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 July 24, 2002 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 12-01-98, at and for the sum of $68,763.67, 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 12-01-98 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 12-01-98, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 181 of the Plan of Section "B" of The Village of Old Hickory described and found at Deed Book 1424, Page 67, in the Register's office for Nashville, Davidson County, Tennessee. Being the same property conveyed to Margaret Y. Walz by Quit Claim Deed from Harris Richard Walz dated June 4, 1996 and recorded June 7, 1996 in Book 10080, Page 119, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1308 Birdsall Street, Old Hickory, Tennessee 37138

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 12-01-98, 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 24th day of July, 2002.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 24th day of July, 2002.

DAVID 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 $68,763.67, 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. 845-202088

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 24th day of July, 2002

Notary Public

My Commission Expires: 08/06/07

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12-01-98
338 South Warminster Road
Hatboro, PA 19040

DAVID W. WALKER NOTARY PUBLIC PULASKI COUNTY, AR

Parcel No. 53-03-204.00

DSTDeedforPMI_BBoone_020724_1350

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

W&A No. 845-202088