FILE NO.: 560.01387\TN\bab
LOAN NO.: 0193136495\CONV

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 09/19/02 12:54 2pgs
Fees:13.00 Taxes:151.92
20020919-0114310

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 25, 1998, and recorded in the Register's Office of Davidson County, TN, at Book No. 11003, Page 227, ("Deed of Trust"), Mark A. Carney conveyed to Norma Moody, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B; and

WHEREAS, **The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book No. 20010322002783 7, Page** , in the Register's Office of Davidson County, TN; 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 requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of TN and the terms and provisions of said Deed of Trust on 8/8/02, 8/15/02, 8/22/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 29, 2002, at the Main South entrance in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 41,060.11; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell,** as Substitute Trustee, does hereby grant, bargain, sell and convey unto **The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 10496, Page 768, ID# 82-12-171, being known and designated as Lot 2, Beasley's Subdivision of the Vaughn Tract, filed in Plat Book 2, Page 105.

The last recorded Warranty Deed was filed of record at Book No. 10496, Page 768, in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B,** its successors and assigns forever, to whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Clifton E. Darnell,** Substitute Trustee, has hereunto set his hand, this 29th day of August, 2002.

Clifton E. Darnell
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 29th day of August, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

MICHELLE STEPHENS NOTARY PUBLIC AT LARGE OCT 11, 2005 SHELBY COUNTY TN

Notary Public

My Commission Expires: _____

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STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $41,060.11, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 29TH DAY OF AUGUST 2002.

MICHELLE STEPHENS NOTARY PUBLIC AT LARGE OCT 11, 2005 SHELBY COUNTY TN

Notary Public

My Commission Expires: _____

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MSP No.: 560.013872TN (Carney)
Lender Loan No.: 0193136496
Property Address: 602 McFerrin Avenue, Nashville, TN 37206
Tax Parcel ID No.: 82-12 ; 171.00

Mail Tax Notices To and Property Owner:
Fidelity National Foreclosure & Bankruptcy Solutions, Inc
1270 Northland Drive, Suite 200
Mendota Height, MN 55120