RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Wayne Carpenter and Bridget Carpenter

GRANTEE(s)
The Bank of New York, as Trustee, pursuant to the terms of that certain Pooling and Servicing Agreement dated as of April 1, 1998, related to Metropolitan Asset Funding, Inc., II, Mortgage Pass-Through Certificates, Series 1998-A, whose mailing address is Metropolitan Financial Center c/o Metwest Mortgage Services, 601 W. 1st Avenue, Dept. 113200, Spokane, Washington 99201-5013

Davidson County DEEDTRS
Recvd: 09/20/02 09:49 4pgs
Fees:23.00 Taxes:607.01
20020920-0114733

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 23, 1997 and recorded on December 31, 1997 at Book 10742, Page 291 in the Register's Office of Davidson County, Tennessee, Wayne Carpenter, and Bridget Carpenter conveyed to Liberty Escrow, as Trustee for Metwest Mortgage Services, Inc., a Washington 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 August 5, 2002 as Instrument No. 200208050094011 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 September 4, 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 The Bank of New York, as Trustee, pursuant to the terms of that certain Pooling and Servicing Agreement dated as of April 1, 1998, related to Metropolitan Asset Funding, Inc., II, Mortgage Pass-Through Certificates, Series 1998-A, whose mailing address is Metropolitan Financial Center c/o Metwest Mortgage Services, 601 W. 1st Avenue, Dept. 113200, Spokane, Washington 99201-5013, at and for the sum of $164,057.16, 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 The Bank of New York, as Trustee, pursuant to the terms of that certain Pooling and Servicing Agreement dated as of April 1, 1998, related to Metropolitan Asset Funding, Inc., II, Mortgage Pass-Through Certificates, Series 1998-A, whose mailing address is Metropolitan Financial Center c/o Metwest Mortgage Services, 601 W. 1st Avenue, Dept. 113200, Spokane, Washington 99201-5013 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 The Bank of New York, as Trustee, pursuant to the terms of that certain Pooling and Servicing Agreement dated as of April 1, 1998, related to Metropolitan Asset Funding, Inc., II, Mortgage Pass-Through Certificates, Series 1998-A, whose mailing address is Metropolitan Financial Center c/o Metwest Mortgage Services, 601 W. 1st Avenue, Dept. 113200, Spokane, Washington 99201-5013, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the 10th Civil District of Davidson County, Tennessee, and described as Tract Number 4 according to a survey by Ray G. Cole, Registered Land Surveyor, Number 924, dated March 3, 1988, revised March 29, 1989, as follows: Beginning at an iron pin set, the most Southwest of tract 3 this survey, and being the Southeast corner of this tract: Thence, North 82 degrees 26 minutes 59 seconds West 132.00 feet to an iron pin set; thence North 89 degrees 12 minutes 59 seconds West 168.60 feet to an iron pin set, corner to tract 5 this survey; thence with the line of said tract 5, North 2 degrees 42 minutes 22 seconds East passing an iron pin set at 20.00 feet, and in all a total 997.10 feet to an iron pin set corner to said tract 5; thence continuing with the line of said tract 5, South 81 degrees 45 minutes 32 seconds East 350.80 feet to an iron pin set, corner to said tract 3 this survey; thence with line of said tract 3, South 5 degrees 36 minutes 34 seconds West 970.00 feet to the beginning, containing 7.31 acres, more or less. Being the same property conveyed to Wayne Carpenter and wife, Bridget Carpenter by deed being recorded simultaneously herewith.
>
> Commonly known as: 5964 Lickton Pike, Goodlettsville, Tennessee 37072

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 The Bank of New York, as Trustee, pursuant to the terms of that certain Pooling and Servicing Agreement dated as of April 1, 1998, related to Metropolitan Asset Funding, Inc., II, Mortgage Pass-Through Certificates, Series 1998-A, whose mailing address is Metropolitan Financial Center c/o Metwest Mortgage Services, 601 W. 1st Avenue, Dept. 113200, Spokane, Washington 99201-5013, 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 4 day of Sept, 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 LittleRock this 4 day of Sept, 2002.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

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 $164,057.16, 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

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 LittleRock this 4 day of Sept, 2002.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

The Bank of New York, as Trustee, pursuant to the terms of that certain Pooling and Servicing Agreement dated as of April 1, 1998, related to Metropolitan Asset Funding, Inc., II, Mortgage Pass-Through Certificates, Series 1998-A, whose mailing address is Metropolitan Financial Center c/o Metwest Mortgage Services, 601 W. 1st Avenue, Dept. 113200, Spokane, Washington 99201-5013
The Forum, Tower C, 10th Floor
1655 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

Parcel No. 17-315.00

DSTDeedforPMI_BBoone_020904_1549

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