**RECORDING LEGEND**

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Michael L. Davis and Vanessa P. Davis**

**GRANTEE(s)**
**Firstar Bank, N.A. successor in interest to Firstar Bank Milwaukee, N.A., as Trustee for Salomon Brothers Mortgage Securities VII Inc. Mortgage Pass-Through Certificates Series 1998-NC7**

Davidson County DEEDTRS
Recvd: 10/15/02 11:03 3pgs
Fees:18.00 Taxes:197.86
20021015-0126523

# TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 24, 1998 and recorded on December 7, 1998 at Book 11239, Page 749 in the Register's Office of Davidson County, Tennessee, Michael L. Davis, and Vanessa P. Davis conveyed to Title Enterprises, as Trustee for New Century Mortgage Corporation, a California 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. 200208050094010 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 August 12, 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 Firstar Bank, N.A. successor in interest to Firstar Bank Milwaukee, N.A., as Trustee for Salomon Brothers Mortgage Securities VII Inc. Mortgage Pass-Through Certificates Series 1998-NC7, at and for the sum of $53,475.00, 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 Firstar Bank, N.A. successor in interest to Firstar Bank Milwaukee, N.A., as Trustee for Salomon Brothers Mortgage Securities VII Inc. Mortgage Pass-Through Certificates Series 1998-NC7 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 Firstar Bank, N.A. successor in interest to Firstar Bank Milwaukee, N.A., as Trustee for Salomon Brothers Mortgage Securities VII Inc. Mortgage Pass-Through Certificates Series 1998-NC7, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot Number 21 on the Plan of George E. Jackson's Subdivision of Marable's Ten Acre Tract, as of record in Plat Book 161, Page 86, Register's

Office for said county, to which plan reference is hereby made for a more complete description of said lot. Being the same property conveyed to Joe M. Pitts, as to an undivided 1/2 interest and Michael L. Davis and wife, Vanessa Davis an undivided 1/2 interest by deed from Jacqueline M. Pitts dated July 21, 1998, recorded July 24, 1998 in Quit Book 11033, Page 498. Also acquired in Book 8821, Page 582, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Michael L. Davis and wife Vanessa by Quitclaim Deed from Joe M. Pitts dated November 30, 1998 recorded 11239 in Book 746, Page, Register's Office for Davidson County, Tennessee.

Commonly known as: 3018 Indiana Avenue, Nashville, Tennessee 37209

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 Firstar Bank, N.A. successor in interest to Firstar Bank Milwaukee, N.A., as Trustee for Salomon Brothers Mortgage Securities VII Inc. Mortgage Pass-Through Certificates Series 1998-NC7, 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 12th day of August, 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 12th day of August, 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 $53,475.00, 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.

W&A No. 725-201152

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

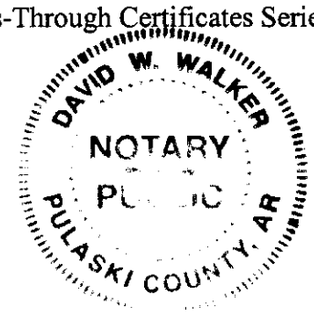
Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, 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 12th day of August, 2002.

Notary Public

My Commission Expires: 08/06/07

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Firstar Bank, N.A. successor in interest to Firstar Bank Milwaukee, N.A., as Trustee for Salomon Brothers Mortgage Securities VII Inc. Mortgage Pass-Through Certificates Series 1998-NC7
The Forum, Tower C, 10th Floor
1655 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401




Parcel No. 92-09-92.00

DSTDeedforPMI_MNagle_020818_ 933

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