FILE NO.: 560.023158TN\bab
LOAN NO.: 0089968945\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: 02/07/03 15:02 2pgs
Fees:13.00 Taxes:168.37

20030207-0017517

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 10995, Page 704, ("Deed of Trust"), Ronald Slater 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 **Instrument No. 200301270011034** 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 1/2/03, 1/9/02, 1/16/03, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 30, 2003, 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 $45,504.25; 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 **Priority Trustee Services of TN, L.L.C.,** 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:

Land in Davidson County, Tennessee being Lot No. 5 in Geo. L. Waddey's Subdivision of Blocks 16 and 26 in Midway, a plan of which subdivision is of record in Book 421, page 55, Register's Office for said County. Said Lot No. 5 fronts 50 feet on the easterly side of 32nd Avenue North, formerly India Street, and runs back between parallel lines 150 feet to a 20 foot alley. BEING the same property conveyed to Johnnie Maholland, a widow, and daughter, Louise Maholland, an unmarried woman, by deed form Jack J. Cohen and George Gianikas, dated March 11, 1965, recorded March 19, 1965, in Book 3872, Page 111, Register's Office for Davidson County, Tennessee. BEING also the same property devised to Louise Maholland Slater and Willie Mell Maholland, during their natural lives, the remainder interest to Ronald Slater, by Last Will and Testament of Mrs. Johnnie Maholland, dated August 13, 1975, recorded August 13, 1975, in Book 4941, Page 355, Register's Office for Davidson County, Tennessee. The said Louise Maholland Slater died June 05, 1995 and the said Willie Mell Maholland aka Willie Mell Wilson died August 23, 1988, thereby vesting the remainder interest in Ronald Slater.

The last recorded Warranty Deed was filed of record at Book No 4941, Page 355, 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, **Priority Trustee Services of TN, L.L.C.**, 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, **Priority Trustee Services of TN, L.L.C.,** Substitute Trustee, has hereunto set his hand, this 30th day of January, 2003.

Priority Trustee Services of TN, L.L.C.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 30th day of January, 2003, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , Dionne Simmons, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Priority Trustee Services of TN, L.L.C.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such officer or member.

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

ANGELIA D THACKER COMM. EXP. NOTARY PUBLIC 07-08-06 GWINNETT COUNTY, GA

Notary Public

My Commission Expires:

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STATE OF GEORGIA
COUNTY OF DEKALB

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 $ 45,504.25, 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 30TH DAY OF JANUARY 2003.

ANGELIA D THACKER COMM. EXP. NOTARY PUBLIC 07-08-06 GWINNETT COUNTY, GA

Notary Public

My Commission Expires:

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MSP No.: 560.023158TN (Slater)
Lender Loan No.: 0089968945
Property Address: 934 32nd Avenue N, Nashville, TN 37209
Tax Parcel ID No.: 92-05;155.00
Mail Tax Notices To and Property Owner:
Fidelity National Foreclosure & Bankruptcy Solutions, Inc
1270 Northland Drive, Suite 200
Mendota Height, MN 55120