RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Edward Vernon Boussie and Tanya Coles Boussie

GRANTEE(s)
Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-2, Agreement dated 6-30-98

Davidson County DEEDTRS
Recvd: 03/28/03 11:52 3pgs
Fees:18.00 Taxes:319.80
20030328-0040931

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 8, 1998 and recorded on May 21, 1998 at Book 10941, Page 769 in the Register's Office of Davidson County, Tennessee, Edward Vernon Boussie, and Tanya Coles Boussie conveyed to Mary Frances Rudy, Attorney of Davidson County, Tennessee, as Trustee for Commonpoint Mortgage, 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 February 4, 2002 as Instrument No. 20020204-0014795 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 March 5, 2003 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 1998-2, Agreement dated 6-30-98, at and for the sum of $86,433.19, 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 1998-2, Agreement dated 6-30-98 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 1998-2, Agreement dated 6-30-98, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Beginning at a point with a steel pin beside fence post in the North 3 1/3 degrees East line of Charles L. Hutton, Sr., property running North 3 1/2 degrees East to a steel pin located in the center of Little Marrowbone Creek Road, then North 40 1/2 degrees East with center of said road to a steel pin then running in a Southwesterly direction to a steel pin located in a large beech tree then running in a Westerly direction to a steel pin at a fence post being the beginning point

containing 8 acres more or less. Being the same property conveyed to the within named grantors by deed of record in Book 10941, Page 766 Register's Office for said County.

Commonly known as: 4957 Little Marrowbone, Ashland City, Tennessee 37015

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 1998-2, Agreement dated 6-30-98, 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 5 day of Mar, 2003.

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 5 day of Mar, 2003.

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 $86,433.19, 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. 845-201868

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 5 day of Mar, 2003.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-201

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-2, Agreement dated 6-30-98
338 South Warminster Road
Hatboro, PA 19040

Parcel No. 36-62.00

DSTDeedforPMI_BBoone_030305_1642

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