This Instrument prepared by:
Crislip, Philip & Associates
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(901) 525-2427

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Davidson County DEEDTRS
Recvd: 05/07/03 08:24 2pgs
Fees:13.00 Taxes:141.53

20030507-0060621

TRUSTEE'S DEED

On the 14th day of July, 1998, **JANNETTE KAY FORTNER a/k/a JANNETTE K. FISHER** made and executed to John B. Philip of Shelby County, Tennessee as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **Book 11028, Page 974**, the property known as 321 Prince Avenue, Nashville, TN 37207. The property is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Nashville Record newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on February 20, February 27, and March 6, 2003. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, March 14, 2003 at 12:00 noon and at the place mentioned in the advertisement which was the South Lobby of the Davidson County Courthouse at the South steps in Nashville, Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **Bankers Trust Company of California, N.A. ,as Owner Trustee under UCFC Home Equity Loan Owner Trust 1998-BA**, at and for the sum of **$38,250.00**, which was the highest and best valid bid offered, and the purchaser, **Bankers Trust Company of California, N.A. ,as Owner Trustee under UCFC Home Equity Loan Owner Trust 1998-BA**, has complied with its bid by payment of such sum to the Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Trustee, does hereby bargain, sells, and conveys unto the said **Bankers Trust Company of California, N.A. ,as Owner Trustee under UCFC Home Equity Loan Owner Trust 1998-BA**, the property above mentioned and now more fully described as follows:

A tract or parcel of land, to wit:

Being the easterly 50 feet of Lot No. 55 on the Map of J. B. Haynie's Oriental Subdivision of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This being the same property described by deed of record in Book 9509, Page 274, in Book 8073, Page 646, and in Book 7176, Page 373 in the Register's Office for Davidson County, Tennessee.

Parcel No. 71-08-62.00

The said John B. Philip, Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Trustee, has hereunto set his hand this 14th day of March, 2003.

JOHN B. PHILIP, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 14th day of March, 2003, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, Trustee, to me known to be the persons 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 at office the day and year above written.

TATUM PARNELL NOTARY PUBLIC AT LARGE My Commission Expires Mar. 20, 2004 SHELBY COUNTY, TN

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, **$38,250.00**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 14th day of March, 2003.

TATUM PARNELL NOTARY PUBLIC AT LARGE My Commission Expires Mar. 20, 2004 SHELBY COUNTY, TN

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as:
321 Prince Avenue
Nashville, TN 37207

GRANTEE &
Send Tax Notice to:
Bankers Trust Company of California, NA
c/o EMC Mortgage Corporation
P.O. Box 141358
Irving, TX 75014-1356

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