TRUSTEE'S DEED

Address New Owner(s) As Follows:
Myrla G. Sproat
1099 Satterwhite Road
Ashland City, TN 37015

Send Tax Bill To:
Union Planters Mortgage Servicing
67 Madison Avenue
P. O. Box 3137
Memphis, TN 38173-0137

Map-Parcel Numbers
150-07-0
493.00
0.2DX 05122

THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY, ATTORNEY
2214 Metrocenter Blvd.; Suite 128
P. O. Box 80325
Nashville, Tennessee 37208

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is

$200.00

Myrla G. Sproat
Affiant

Subscribed and sworn to before me, this the 26th day of July, 1991.

Notary Public

My Commission Expires:

Sept 25, 1994

WHEREAS, under a Deed of Trust dated January 22, 1991 and recorded in Book 8280, Page 721, Register's Office, Davidson County, Tennessee, Timothy R. Lowery and wife, April E. Lowery conveyed to Gary B. Fisher, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, Myrla G. Hill Sproat and husband Jon Sproat, the owners and holders of the said indebtedness did appoint James E. Kirby as Substitute Trustee dated the 26th day of June, 1991 and recorded in Book 8387, Page 442, Register's Office, Davidson County, Tennessee.

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested James E. Kirby, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, James E. Kirby, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an

advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of July 4, 11, and 18, 1991, stating that on July 26, 1991 at 12:30 p.m. at the front door of the courthouse in Nashville, Davidson County, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes, the liens of all prior Deeds of Trust, the liens of all special assessments, restrictions, restrictive covenants, easements and setback lines, if any, of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, James E. Kirby, Substitute Trustee, offered said property for sale at public outcry and sold said property to Myrla G. Sproat (a married person) for Two Hundred Dollars $200.00 which amount was the highest, best, and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, James E.Kirby, Substitute Trustee, do hereby bargain and sell, and by those presents transfer and convey unto the said Myrla G. Sproat hereinafter referred to as Grantee), her successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot 529 on the Plan of Towne Village of The Country, Section 5, of record in Book 6250, pages 783 and 784, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 529 fronts 207.61 feet along the southerly margin of Towne Village Road and extends back 133.05 feet on the southeasterly line and 109.71 feet on the southerly line, said lines intersecting at a point in the rear.
>
> Being the same property conveyed to Gary B. Fisher, Trustee, from Timothy R. Lowery, and wife, April E. Lowery by Deed of Trust as recorded in Book 8280, Page 721, Register's Office for Davidson County, Tennessee.
>
> James E. Kirby having been appointed as substitute Trustee on June 26, 1991, by the holders of the indebtedness, being of record in Book 8387, Page 442, Register's office for

Davidson County, Tennessee.

This is improved property known as 3409 Towne Village Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes, prior liens, restrictions, restrictive covenants, easements and set-back lines, if any, of record in the Register's Office for Davidson County, Tennessee.

WITNESS my hand on this the 26th day of July, 1991.

James E. Kirby
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Kirby, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 26th day of July, 1991.

Sheridan
Notary Public

NOTARY PUBLIC — DAVIDSON COUNTY, TENN.

My Commission Expires:

Sept. 25, 1993

3.4.5.9.5.

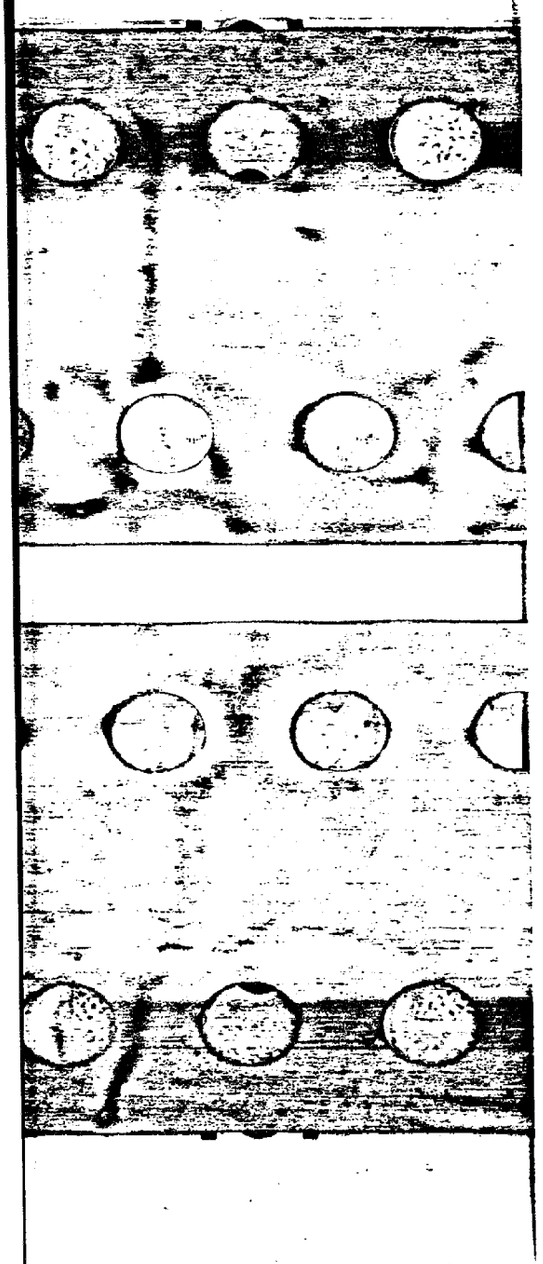
IDENTIFICATION REFERENCE

JUL 29 4 04 PM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

PICK-UP

6045 07/29 0101 03CHECK 10.74



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8407 PAGE 714

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	200.00
CON TX	0.74
PRFEE	1.00
WDEED	9.00
TOTAL	10.74
CHECK	10.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1506 0001 6045

3 4 5 9 5.

IDENTIFICATION REFERENCE

Jul 29 4 04 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445002