THIS INSTRUMENT PREPARED BY: MICHAEL W. EDWARDS, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 8557 PAGE 366

MAP 072-15
PARCEL 136

SEND TAX BILLS TO:
TranSouth Financial Corp.
P. O. Box 1182
Hendersonville, TN 37077

DEED BY TRUSTEE UNDER FORECLOSURE

This Deed made and entered into this 20th day of February, 1992, by and between MICHAEL W. EDWARDS, Trustee, hereinafter referred to as "PARTY OF THE FIRST PART"; and TRANSOUTH FINANCIAL CORPORATION, with full power to sell, convey, mortgage, encumber, transfer or otherwise deal with said property in any manner without joinder of beneficiary, hereinafter referred to as "PARTY OF THE SECOND PART."

W I T N E S S E T H :

THAT, WHEREAS, MILDRED CONGER SQUIRE and husband, RICHARD B. SQUIRE, did convey in trust to MICHAEL W. EDWARDS, Trustee, upon the land hereinafter described, a Deed of Trust dated July 14, 1988, and recorded in Book 7603, page 348, Register's Office for Davidson County, Tennessee, to secure the payment of a certain promissory note in the amount of Nine Thousand Eight Hundred Sixteen and 45/100 Dollars ($9,816.45), payable to the order of TRANSOUTH FINANCIAL CORPORATION, all as fully set forth in said Deed of Trust, which note is now held by TRANSOUTH FINANCIAL CORPORATION.

THAT, WHEREAS, the indebtedness thereby secured in the above described Deed of Trust being overdue and unpaid, and having called upon the said Trustee to foreclose said Deed of Trust, said Trustee, after due advertisement as required by law, and upon the terms of the Deed of Trust, offered said land for sale at the Courthouse in Nashville, Davidson County, Tennessee, on the 20th day of February, 1992, at 12:00 noon, Central Standard Time, when and where MICHAEL W. EDWARDS, Trustee, became the last and highest bidder at the price of Five Thousand and 00/100 Dollars ($5,000.00).

NOW, THEREFORE, the said MICHAEL W. EDWARDS, Trustee, as aforesaid, in consideration of the premises and the said sum aforesaid, has bargained and sold, and by these presents does bargain, sell, transfer and convey unto the said TRANSOUTH FINANCIAL CORPORATION, its heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, State of Tennessee, and described as follows:

> BEING Lot No. 5 in J. R. Cobb's Subdivision of Lots 15, Maxey's Addition to Brownsville, Tennessee, of record in Book 21, page 79, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 5 fronts 50 feet, more or less, on the west side of McKinney Street and runs back West between parallel lines, 192 feet to an alley.
>
> BEING the same property conveyed to Mildred Conger Squire by deed from William H. Conger, Jr., unmarried, of record in Book 4855, page 204, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands and premises together with all privileges and appurtenances thereunto, belonging to TRANSOUTH FINANCIAL CORPORATION, its heirs and assigns forever, in as full and ample a manner as the said Trustee has the power to convey the same, but the said Trustee does not warrant the title to this property in any manner whatsoever except as to his power vested to him to convey same.

IN TESTIMONY WHEREOF, the said MICHAEL W. EDWARDS, as Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

MICHAEL W. EDWARDS
Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared MICHAEL W. EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 20th day of February, 1992.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/25/93

CANDY FINCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

86701

IDENTIF. TREFERENCE

FEB 25 10 22 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

4074 02/25 0101 03CHECK 28.50

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I affirm and make oath that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael W. Edwards
AFFIANT

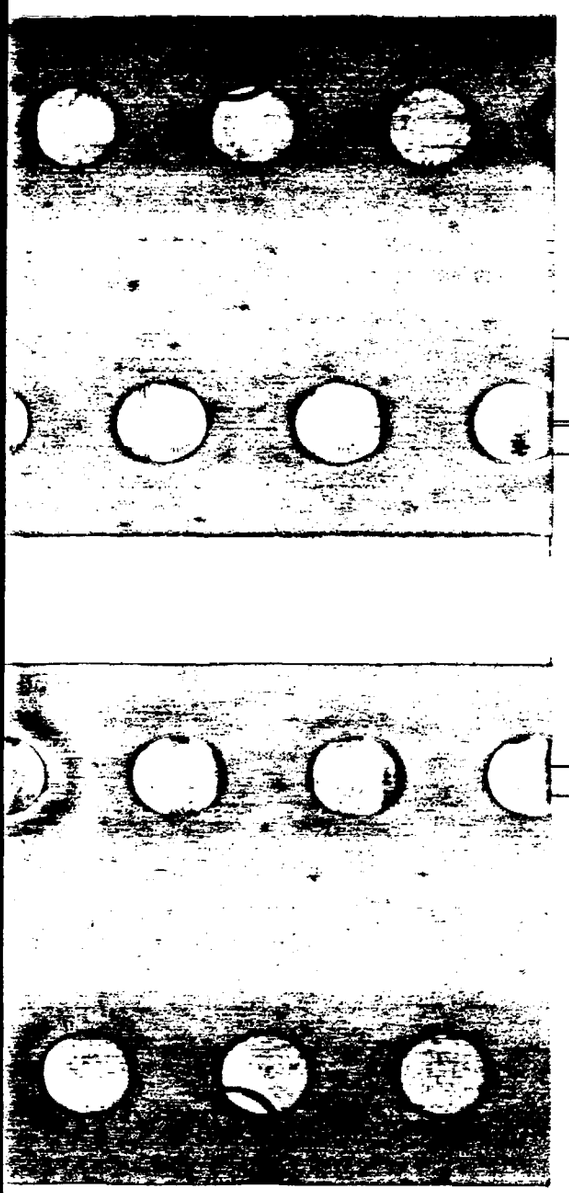
Sworn to and subscribed before me, this 20th day of February, 1992.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/25/93

CANDY FINCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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



RECEIVED OF _____

FOR _____

BOOK 8557 PAGE 369

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 5000.00
CON TX 18.50
PRFEE 1.00
WDEED 9.00
TOTAL 28.50
CHECK 28.50

02/25/92 01 10:23 0001 4074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86701

IDENTIF. REFERENCE

FEB 25 10 22 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 504606