This Instrument Prepared by: Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Send Tax Bills to:
Union Planters National Bank
7130 Goodlett Farms Parkway, A4W
Cordova, Tennessee 38108

Map 161-11A
Parcel 57CO

SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 17th day of April, 1992, by Darlene T. Marsh, acting as Successor Trustee as hereinafter provided, to Union Planters National Bank, successor by merger to Fidelity Federal Bank, F.S.B.

W I T N E S S E T H:

WHEREAS, James E. Ward and wife, Pamela K. Ward executed a certain Deed of Trust dated June 11, 1985 to Vaden Lackey, Jr., Trustee, of record in Book 6583, page 387, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"), which conveyed certain real property in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, by instrument dated March 18, 1992 and of record in Book 8579, page 646, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust, Fidelity Federal Bank, F.S.B., appointed Darlene T. Marsh as Successor Trustee in accordance with the provisions contained in said Deed of Trust; and

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain Note, dated June 11, 1985, executed by James E. Ward payable to the order of Fidelity Federal Savings & Loan Association of Tennessee (now known as Union Planters National Bank) (the "Note"), and in the Deed of Trust, which secures the indebtedness therein described, the said indebtedness so secured being, among others the Note; and

WHEREAS, the entire indebtedness evidenced by the Note, and secured by the Deed of Trust is past due and unpaid, and payment not having been made as demanded, and the owner and holder of said indebtedness having requested said Successor Trustee to foreclose

the Deed of Trust as provided therein, the Successor Trustee, after due advertisement as required by law and by the terms of the Deed of Trust offered the real property securing the Note for sale at public outcry at the front door of the Courthouse, Nashville, Davidson County, Tennessee, on the 17th day of April, 1992 at 12:00 o'clock noon, free from all equity of redemption, statutory right of redemption, homestead, statutory right to an elective share, and all other rights or exemptions of every kind, all of which were expressly waived in said Deed of Trust, when and where Union Planters National Bank became the highest and best bidder for cash at the price of Fifty-Nine Thousand Three Hundred Fifty-One and 95/100 Dollars ($59,351.95).

NOW, THEREFORE, in consideration of the premises, and of the sum of Fifty-Nine Thousand Three Hundred Fifty-One and 95/100 Dollars ($59,351.95) cash in hand paid, Darlene T. Marsh acting as Successor Trustee, has bargained and sold, and by these presents does hereby transfer, assign, and convey unto Union Planters National Bank, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 57 on the Plan of Huntington Ridge Townhouses, as of record in Book 4675, page 9, said Register's Office, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to James E. Ward by deed from Ward and Walsh, a general partnership, as of record in Book 6583, page 384, said Register's Office.

Together with all the improvements erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures to the property, and together with the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of all or any part of the property, or for conveyance in lieu of condemnation.

This is improved property also known as 399 Huntington Ridge #57, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Union Planters National Bank, its successors and assigns, in as full and ample a manner as the said Darlene T. Marsh, acting as Successor Trustee, has power to convey the same, but not further or otherwise.

Said property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens).

IN WITNESS WHEREOF, the said Darlene T. Marsh, acting as Successor Trustee, has hereunto set her hand as of the day and year first above written.

Darlene T. Marsh, S.T.

Darlene T. Marsh
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $59,351.95.

Darlene T. Marsh
Affiant

Sworn to and subscribed before me this 17th day of April, 1992.

Karyn M. Wright
Notary Public

My commission expires: July 23, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Darlene T. Marsh, Successor Trustee, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 1992.

Karyn M. Wright
Notary Public

My Commission Expires: July 23, 1994

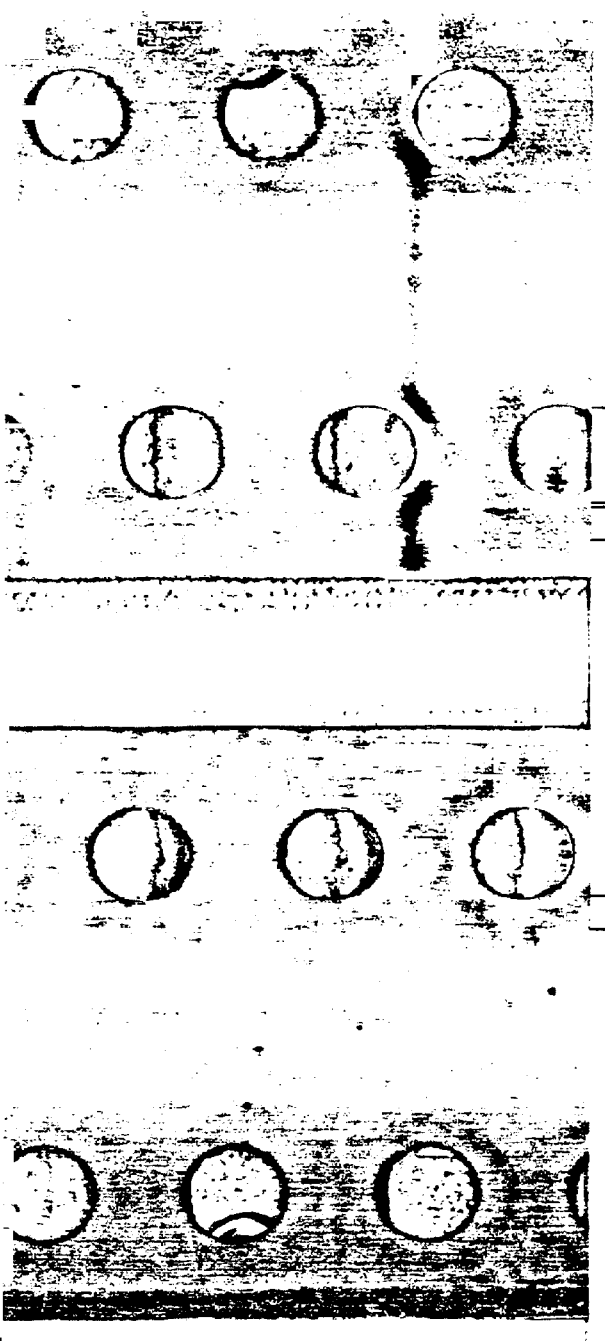
Q 3 7 5 1

IDENTIF. TREFERENCE

APR 22 10 53 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2897 04/22 0101 03CHECK 232.78



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8607 PAGE 302

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 59351.95

CON TX 219.78
PRFEE 1.00
WDEED 12.00
TOTAL 232.78
CHECK 232.78

04/22/92 01 10:54 0001 2897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q 3751

IDENTIF. REFERENCE

APR 22 10 53 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 523718