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
Cordova, Tennessee 38108

Map 119-14
Parcel 324

SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 15th day of June, 1992, by Darlene T. Marsh, acting as Successor Trustee as hereinafter provided, to Union Planters National Bank.

W I T N E S S E T H:

WHEREAS, Richard Durham and wife, Karen Durham executed a certain Deed of Trust dated October 28, 1980 to Vaden Lackey, Jr., Trustee, of record in Book 5671, page 382, 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 May 4, 1992 and of record in Book 8624, page 606, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust, Union Planters National Bank 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 October 20, 1980, executed by Richard Durham and wife, Karen Durham payable to the order of Fidelity Federal Savings & Loan Association of Nashville (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, as of May 15, 1992, at 8:00 a.m. Central Daylight Time, there were no unreleased tax liens filed by the United States or the State of Tennessee against Richard Durham, Karen Durham,

Paul F. Durham or Nadene H. Durham in the Register's Office for Davidson County, Tennessee; 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 12th day of June, 1992 at 12:00 o'clock noon, free from all equity of redemption, statutory right of redemption, homestead, dower and curtesy, 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 Four Thousand and No/100ths Dollars.

NOW, THEREFORE, in consideration of the premises, and of the sum of Fifty Four Thousand and No/100ths Dollars ($54,000.00) 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 Lot No. 20 on the Plan of Sunrise Subdivision, as of record in Book 421, page 17, Register's office for said County.
>
> Said Lot No. 20 fronts 50 feet on the northerly side of Sunrise Avenue and runs back between parallel lines 160' to an alley in the rear which measures 50 feet.
>
> Being the same property conveyed to Richard Durham and wife, Karen Durham, by deed from B.B.D. Properties, Co., a partnership consisting of Randall Baskin, J.D. Boulton and Paul Durham, of record in Book 5671, page 379, said Register's Office. Also being the same property vested in Richard Durham and Karen Durham, as tenants in common, by Final Divorce Decree No. 82D-158, in the First Circuit Court of Davidson County, Tennessee, of record in Minute Book 153C, page 1807, Circuit Court Clerk's office. And, being the same property conveyed to Paul F. Durham and wife, Nadene H. Durham by deed from Richard Durham, an unmarried person, of record in Book 6358, page 141, Register's Office for Davidson County, Tennessee.

Together with all the easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water 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 144 Sunrise Avenue, Nashville, Tennessee.

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 $54,000.00.

Darlene T. Marsh
Affiant

Sworn to and subscribed before me this 15th day of June, 1992.

Carol M. Mason
Notary Public

My Commission expires: 1-23-94

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 15th day of June, 1992.

Carol M. Mason
Notary Public

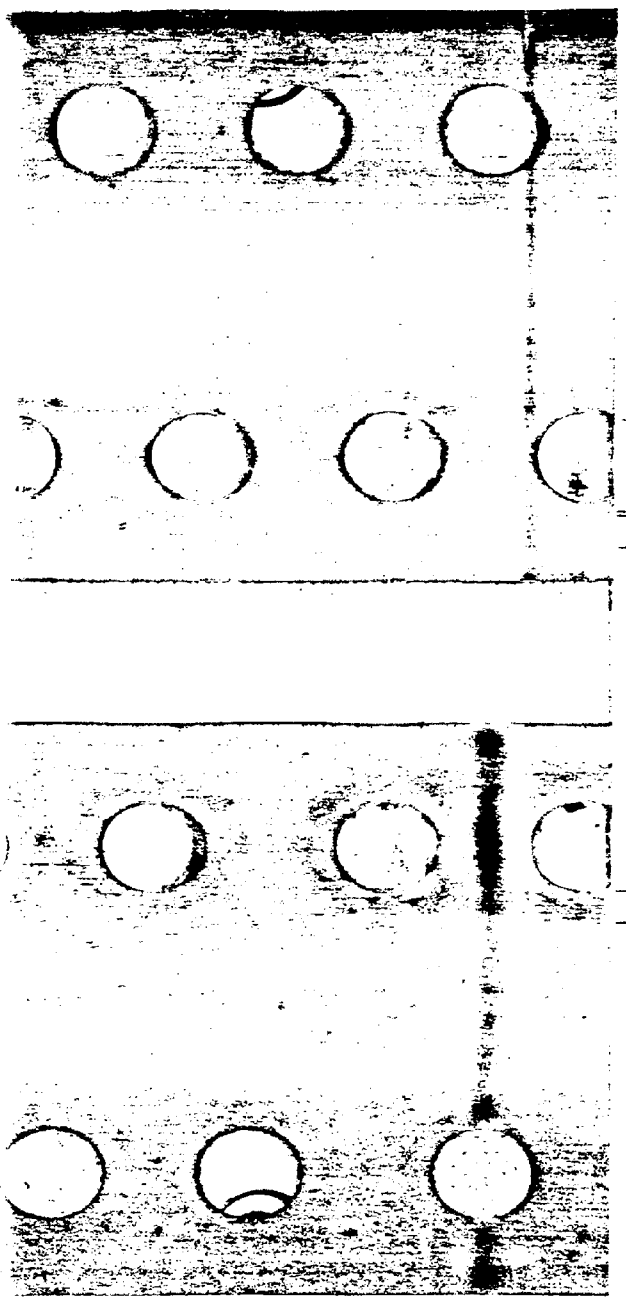
My Commission Expires: 1-23-94

CAROLE MASON NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

1562 06/15 0101 03CHECK 212.80

IDENTIFICATION

15624



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8652 PAGE 621

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	54000.00
			CON TX	199.80
			PRFEE	1.00
			WDEED	12.00
			TOTAL	212.80
			CHECK	212.80
06/15/92	01		15:40 0001	1562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19624

IDENTIF. REFERENCE

Jun 15 3 04 PM '92

No. 541309