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

Send Tax Bills to:
Union Planters National Bank
P.O. Box 3137
Memphis, Tennessee 38173-0137

Map & Parcel No.
034-05A-077C

SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 7th day of August, 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, Patricia D. Goodman, unmarried, executed a certain Deed of Trust dated July 28, 1988 to Vaden Lackey, Jr., Trustee, of record in Book 7613, page 449, 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 June 24, 1992 and of record in Book 8674, page 401, 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, as of July 13, 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 Patricia D. Goodman in the Register's Office for Davidson County, Tennessee.

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain Note, dated July 28, 1988, executed by Patricia D. Goodman 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 7th day of August, 1992 at 12:00 o'clock noon, free from all homestead, equity of redemption, statutory right of redemption, 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 Forty-Five Thousand and No/100ths Dollars ($45,000.00).

NOW, THEREFORE, in consideration of the premises, and of the sum of Forty-Five Thousand and No/100ths Dollars ($45,000.00) 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 Unit No. 77 on the Plan of Monticello Manor, as of record in Book 6250, page 551, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Patricia D. Goodman, unmarried, by deed from Kirby Clifton Construction Company of record in Book 7613, page 446, Register's Office for Davidson County, Tennessee.

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 593 Thomas Jefferson Circle, Goodlettsville, Tennessee 37072.

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 $45,000.00.

Darlene T. Marsh
Affiant

Sworn to and subscribed before me this 7th day of August, 1992.

Karen M. Wright
Notary Public

My commission expires: 7-23-94

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 7th day of August, 1992.

Karen M. Wright
Notary Public

My Commission Expires: 7-23-94

3615 3

IDENTIFICATION REFERENCE

AUG 12 3 19 PM '92

DAVIDSON COUNTY, TN

9953 08/12 0101 03CHECK 183.50

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

RECEIVED OF _____

FOR _____

BOOK 8700 PAGE 230

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 45000.00 |
| | | | | CON TX 166.50 |
| | | | | PRFEE 1.00 |
| | | | | TDEED 16.00 |
| | | | | ERR CO |
| | | | | TDEED 16.00- |
| | | | | WDEED 16.00 |
| | | | | TOTAL 183.50 |
| | | | | CHECK 183.50 |
| 08/12/92 | 01 | | | 15:50 0001 9953 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3613 53

IDENTIFI REFERENCE

AUG 12 3 48 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 559738