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.
158-4A-41

SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 4th day of January, 1993, 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, James D. Hinson and wife, Mary B. Hinson, executed a certain Deed of Trust dated November 20, 1987, to Vaden Lackey, Jr., Trustee, of record in Book 7412, page 308, Register's Office for Davidson County, Tennessee, as amended by Loan Extension Agreement dated December 21, 1990, of record in Book 8265, page 459, said Register's Office (collectively, the "Deed of Trust"), which conveyed certain real property in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, by instrument dated November 13, 1992 and of record in Book 8794, page 345, 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 November 30, 1992, at 8:00 a.m., Central Time, there were no unreleased tax liens filed by the United States or the State of Tennessee against James D. Hinson and wife, Mary B. Hinson, 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 Adjustable Rate Promissory Note, dated November 20, 1987, executed by James D. Hinson and wife, Mary B. Hinson, payable to the order of Fidelity Federal Savings & Loan Association of Tennessee (now known as Union Planters National Bank) as amended by that certain

Loan Extension Agreement dated December 21, 1990, of record in Book 7412, page 308, said Register's Office (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 has matured according to its terms, and payment not having been made, 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 29th day of December, 1992, at 12:00 o'clock noon, free from all equity of redemption, statutory right of redemption, homestead, dower, statutory or elective rights and all other exemptions, all of which are 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 Eighty-three Thousand Five Hundred Dollars ($83,500.00).

NOW, THEREFORE, in consideration of the premises, and of the sum of Eighty-three Thousand Five Hundred Dollars ($83,500.00) 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. 79 on the Plan of Otter Wood Subdivision, Section 2, as of record in Plat Book 6900, page 458-462, said Register's Office, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to James D. Hinson and wife, Mary B. Hinson, by deed from Otter Wood, Ltd., a Tennessee limited partnership, as of record in Book 7409, page 483, said Register's Office.

Together with all the privileges, hereditaments and appurtenances thereto, and all rents, issues and profits therefrom, and all fixtures to the property, including all plumbing, heating,

air conditioning and lighting fixtures and all other fixtures attached to or used in connection with the property.

This is unimproved property known as 7 Valhalla, Nashville, TN 37215.

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 Deeds of Trust and any redemptive rights.

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 $83,500.00.

Darlene T. Marsh
Affiant

Sworn to and subscribed before me this 4th day of January, 1993.

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 4th day of January, 1993.

Carol M. Mayson
Notary Public

My Commission Expires: 1-23-94

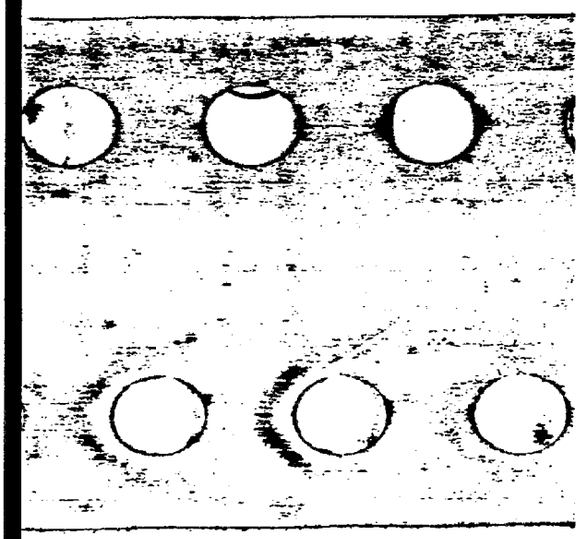
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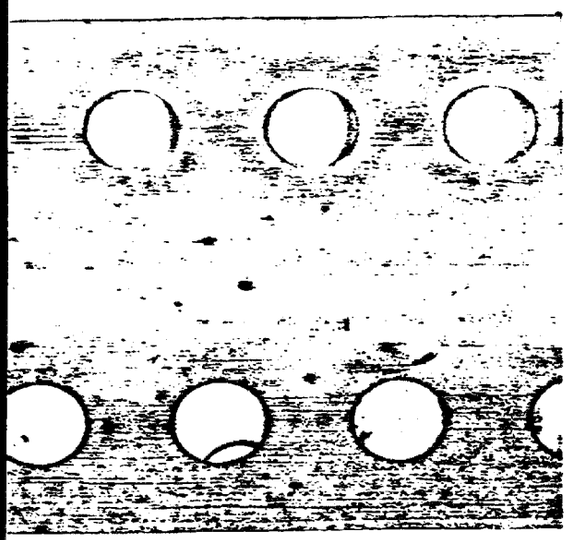
7.9 8.5.6.

IDENTIFICATION/REFERENCE

JAN 5 2 42 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8833 PAGE 64

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 83500.00
CON TX 308.95
PRFEE 1.00
WDEED 16.00
TOTAL 325.95
CHECK 325.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/05/93 01 14:41 0001 2790

7.9 8.5 6.

IDENTIFICATION REFERENCE

JAN 5 2 42 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 607602