This Instrument Was Prepared By:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
201 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-5200

BOOK 8836 PAGE 534

Address New Owner(s) as Follows:

Third National Bank
444 James Robertson Pkwy.
Nashville, TN 37219

Send Tax Bills To: Same

Map and Parcel No.: 144-12-40

Field Book No.: FH-17655

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this the 8th day of January, 1993, by Jeffrey R. King, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated October 3, 1983, of record in Book 6150, page 729, Register's Office for Davidson County, Tennessee (the "Deed of Trust") Henry T. Birdsong and wife, Mabel H. Birdsong, conveyed to Richard E. Lipsey, Trustee, for the benefit of United Companies Mortgage of Tennessee, Inc., which Deed of Trust was assigned to United Companies Life Insurance Company by Assignment of record in Book 6162, page 79, said Register's Office. The Deed of Trust was amended by Corrective Deed of Trust executed by the Birdsongs in favor of United Companies Life Insurance Company which was recorded in Book 8373, page 644 and Book 8373, page 648, said Register's Office, and was further assigned to Third National Bank in Nashville by Assignment Agreement of record in Book 8373, page 655, said Register's Office, the hereinafter described real estate, to secure repayment of certain indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the Indebtedness secured by the Deed of Trust declared the Deed of Trust to be in default, and notice was given of such default to Henry T. Birdsong and wife, Mabel H. Birdsong, in the manner required by the terms of the Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Indebtedness, Third National Bank in Nashville, appointed Jeffrey R. King to serve as Successor Trustee in place of Richard E. Lipsey in accordance with the terms of the Deed of Trust by an instrument of record in Book 8812, page 929, said Register's Office; and

WHEREAS, the lawful holder of the Indebtedness, Third National Bank in Nashville, directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in The Nashville Record that the property would be sold at 11:30 o'clock a.m. on January 8, 1993, at the South door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said paper on December 17, 1992, December 24, 1992 and December 31, 1992, and sent a copy of such notice to Henry T. Birdsong and wife, Mabel H. Birdsong, and following such notice the default was not cured, and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Third National Bank in Nashville, at the price of $200,000.00, this being the highest, last and best bid.

NOW, THEREFORE, I, Jeffrey R. King, Successor Trustee as aforesaid, in consideration of the premises and the sum of $200,000.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Third National Bank in Nashville, its successors and assigns (the "Grantee") all of my right, title and interest in and to the following described real estate, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Otter Creek Hills, as of record in Book 2900, page 110 and 111, Register's Office for said County. Said Lot No. 14 fronts 193.5 feet on the south side of East Ashland Drive, and extends back 338 feet on the westerly line and 365 feet on the easterly line, to a dead line in the rear, on which it measure 154 feet.
>
> Being the same property conveyed to Henry R. Birdsong and wife, Mabel H. Birdsong by deed from A. E. Turner and wife, Myrtle M. Turner of record in Book 3651, page 207, Register's Office for Davidson County, Tennessee.

This is improved property.

The street address of the property is 5890 East Ashland Drive, Nashville, Tennessee 37215.

The Property is being sold AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS BEING SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

To have and to hold the aforesaid real estate, together with all improvements thereon as described above, free from any homestead rights that might exist in the property secured by the Deed of Trust and free from the equity of redemption, any statutory right of redemption in the property, homestead and other exemptions as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated. Grantee assumes full liability for such taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such prior easements, building lines, recorded plans and restrictions as may be applicable.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(9) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Jeffrey R. King
Jeffrey R. King,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of the State and County aforesaid, personally appeared Jeffrey R. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of January, 1993.

Denise M. Laumeyer
Notary Public

My commission expires: 11/20/96

4208 01/08 0101 03CHECK 753.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 200,000.00.

Jeffrey R King
Affiant

Subscribed and sworn to before me this the 8th day of January, 1993.

Denise M. Laumeyer
Notary Public

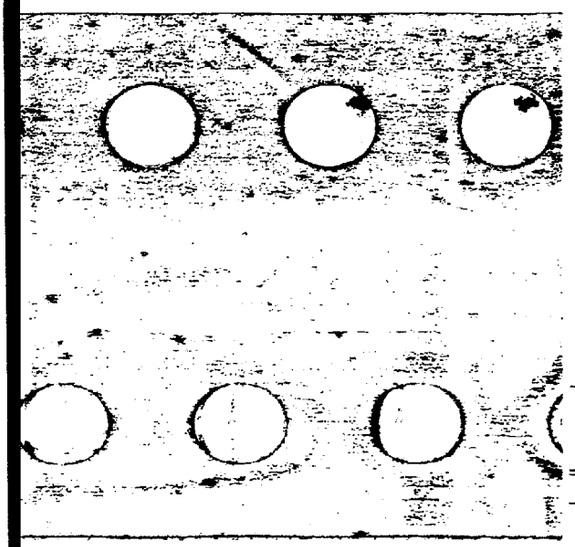
My commission expires: 11/20/96

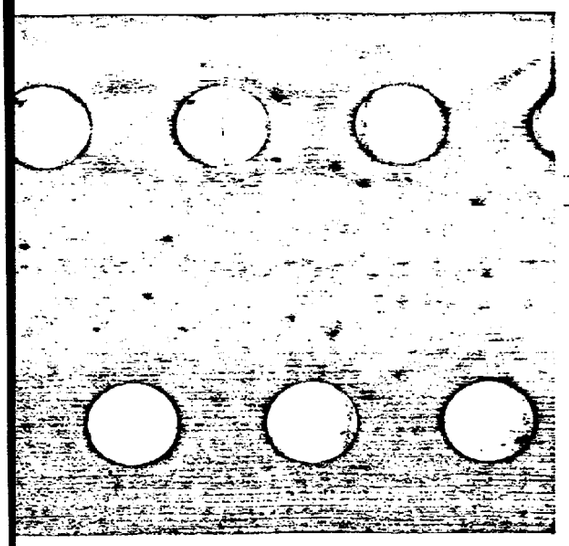
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IDENTIFICATION REFERENCE

JAN 8 2 52 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 _____

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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 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 12.00
TOTAL 753.00
CHECK 753.00

01/08/93 01 14:50 0001 4208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 1 4 6

IDENTIFI REFERENCE

JAN 8 2 52 PM '93

FELIX Z. WILSON II REG. STER
DAVIDSON COUNTY, TN

No. 609001