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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.
161-1A-74

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SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 12th day of February, 1993, by Guilford F. Thornton, Jr., acting as Successor Trustee as hereinafter provided, to Union Planters National Bank.

W I T N E S S E T H:

WHEREAS, Stuart H. Bowdoin and wife, Jocelyn C. Bowdoin executed a certain Deed of Trust dated November 27, 1985 to Vaden Lackey, Jr., Trustee, of record in Book 6725, page 161, 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 December 4, 1992 and of record in Book 8831, page 587, 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 Guilford F. Thornton, Jr. as Successor Trustee in accordance with the provisions contained in said Deed of Trust; and

WHEREAS, a Notice of Federal Tax Lien Under Internal Revenue Laws dated December 6, 1991, was filed for record on December 13, 1991, in Book 8507, page 557, Register's Office for Davidson County, Tennessee (the "Federal Tax Lien"), which Federal Tax Lien shows the taxpayer as being Stuart H. Bowdoin, and shows total taxes in the amount of Eight Thousand Nine Hundred Fifty-Nine and 05/100ths Dollars ($8,959.05); and

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain Note, dated November 27, 1985, executed by Stuart H. Bowdoin 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 February 12, 1993 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 Sixty-Two Thousand Nine Hundred Thirty-Seven and 75/100ths Dollars ($62,937.75).

NOW, THEREFORE, in consideration of the premises, and of the sum of Sixty-Two Thousand Nine Hundred Thirty-Seven and 75/100ths Dollars ($62,937.75) cash in hand paid, Guilford F. Thornton, Jr. 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. 5304, #4 as shown on the Plan of Danbury Condominiums as shown in Exhibit to Master Deed as of record in Book 6612, page 122, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stuart H. Bowdoin by deed from BVT Country Place, Ltd. as of record in Book 6726, page 157, 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 5304 Edmondson Pike, #4, 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 Guilford F. Thornton, Jr., 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 Guilford F. Thornton, Jr., acting as Successor Trustee, has hereunto set his hand as of the day and year first above written.

Guilford F. Thornton, Jr.,
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $62,937.75.

Affiant

Sworn to and subscribed before me this 12th day of February, 1993.

Myra J. Tracy
Notary Public

My commission expires: 9-24-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Guilford F. Thornton, Jr., 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 he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 1993.

Myra J. Tracy
Notary Public

My Commission Expires: 9-24-94

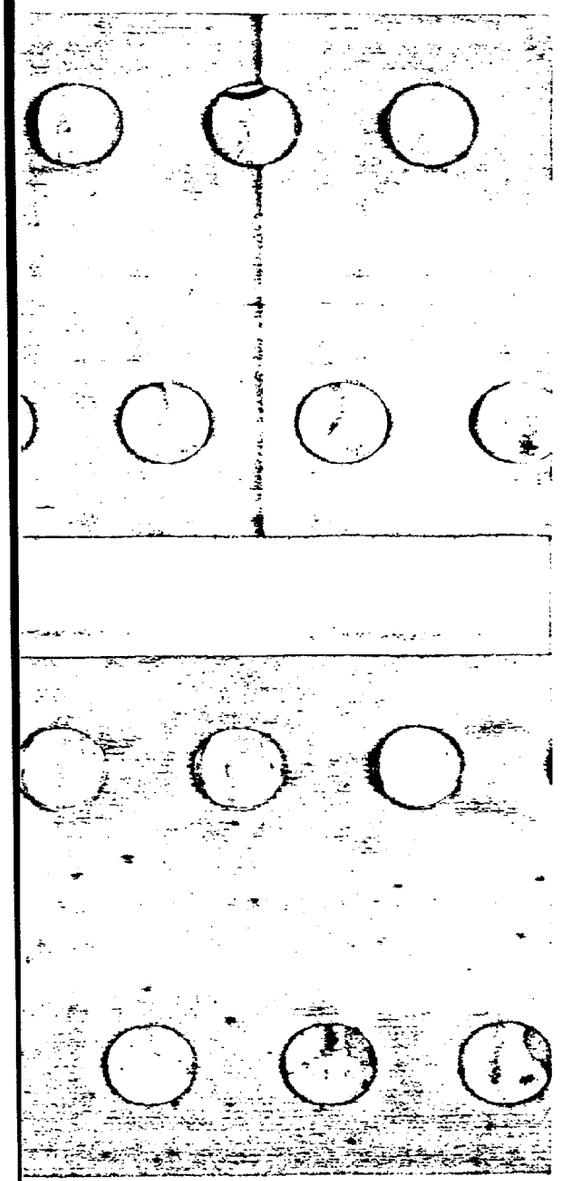
9 2 4 6 0

IDENTIFICATION REFERENCE

FEB 12 4 04 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3753 02/12 0101 03CHECK 249.75



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 62937.75
				CON TX 232.73
				PRFEE 1.00
				WDEED 16.00
				TOTAL 249.73
				CHECK 249.73
			02/12/93 01	16:03 0001 3753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92460

IDENTIFICATION REFERENCE

FEB 12 4 04 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 621393