Box 43

TRUSTEE'S DEED

This instrument prepared by:
Taylor, Philbin, Pigue, Marchetti & Long
One Union Street
Nashville, Tennessee 37201

BOOK 8929 PAGE 284

Michael J. Philbin,
Successor-Trustee

to

United Carolina Bank
4715 Martin Street
Wilmington, North Carolina 28405
SEND TAX BILLS HERE
NO MORTGAGEE

Map #120-2
Parcel #140
Field Book #02DA 58300

0188 04/28 0101 03CHECK 198.81

WHEREAS, Daniel F. Ward and Donna M. Runion, executed a deed of trust on the 29th day of June, 1988, which was recorded in Book 7595, Page 331, Register's Office of Davidson County, Tennessee, conveying to Phillip Stephen Freeman, Trustee(s), the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 8866, Page 399, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by David L. Cotton, unmarried, in a Deed of record in Book 8364, Page 426, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: April 26, 1993 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, United Carolina Bank, being the highest and best bidder at said sale with a bid of FIFTY ONE THOUSAND TWO HUNDRED SIXTY TWO AND 39/100 DOLLARS ($51,262.39), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY ONE THOUSAND TWO HUNDRED SIXTY TWO AND 39/100 DOLLARS ($51,262.39), paid by United Carolina Bank, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto United Carolina Bank, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 73 on the Map of Stardust Acres, of record in Book 1424 at page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel F. Ward and Donna M. Runion (now Ward) by deed of record in Book 7595, Page 328, which property was subsequently conveyed to David L. Cotton, unmarried, by deed of record in Book 8364, Page 426, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1327 Mars Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said United Carolina Bank, its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to United Carolina Bank, its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 26th day of April, 1993.

Michael J. Philbin, Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, 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 and official seal at Nashville, Tennessee, this 26th day of April, 1993.

Janice M. Cheng
NOTARY PUBLIC

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $51,262.39.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of April, 1993.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

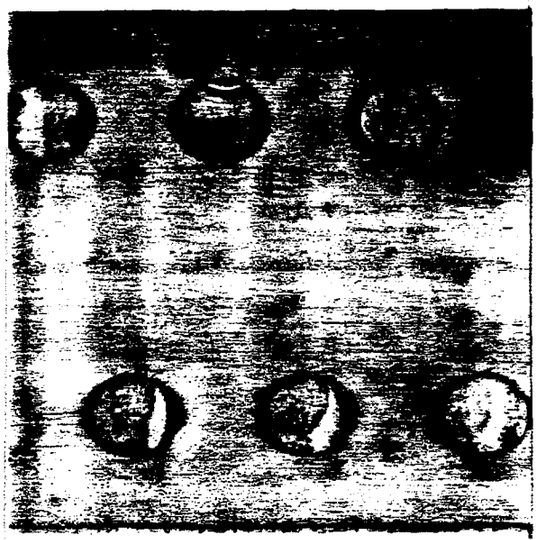
JANICE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

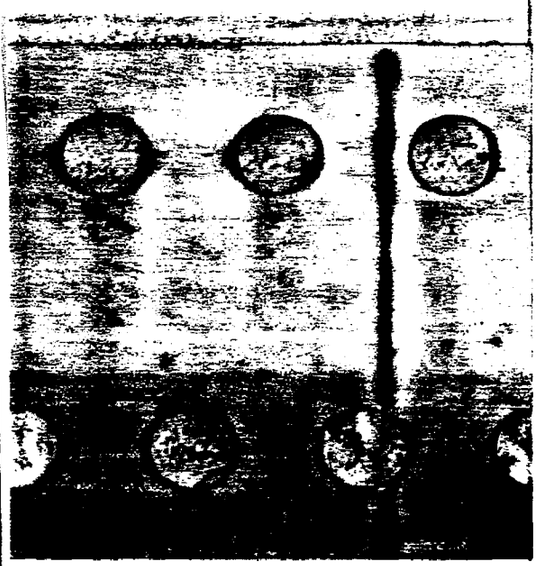
1:3802

IDENTIFICATION REFERENCE

APR 28 3 26 PM '93

ALEX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8929 PAGE 286

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	51262.39
CON TX	189.81
PRFEE	1.00
MDEED	8.00
TOTAL	198.81
CHECK	198.81

04/28/93 01 15:24 0001 0188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1380 2

IDENTIFICATION REFERENCE

APR 28 3 26 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 644883