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

Name & Address of New Owner:

Send Tax Bills to:
Richard L. Albers
5131 Brucewood Drive
Nashville, Tennessee 37211

Map & Parcel No.
131-5B-107

BOOK 6147 PAGE 602

SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 9th day of November, 1993, by Guilford F. Thornton, Jr., acting as Successor Trustee as hereinafter provided, to Richard L. Albers and wife, Patricia F. Albers.

W I T N E S S E T H:

WHEREAS, Ann B. Fitts, unmarried, executed a certain Deed of Trust dated July 30, 1986 to Vaden Lackey, Jr., Trustee, of record in Book 6935, page 945, 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 9, 1993 and of record in Book 9016, page 173, 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, as of October 8, 1993, at 11:00 a.m., Central Daylight Time, there were no unreleased tax liens filed by the United States or the State of Tennessee against Ann B. Fitts, unmarried, 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 30, 1986, executed by Ann B. Fitts, unmarried, payable to the order of 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 November 5, 1993 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 Richard L. Albers and wife, Patricia F. Albers, became the highest and best bidder for cash at the price of Forty-Four Thousand Twenty-Five and 00/100ths Dollars ($44,025.00).

NOW, THEREFORE, in consideration of the premises, and of the sum of Forty-Four Thousand Twenty-Five and 00/100ths Dollars ($44,025.00) 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 Richard L. Albers and wife, Patricia F. Albers, in a tenancy by the entirety, 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 107 on the Plan of Four Seasons Condominiums of record in Book 5050, page 20, Register's Office for Davidson County, Tennessee, and as Exhibit "D" to Master Deed of record in Book 6841, page 390, said Register's Office, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Ann B. Fitts, unmarried, by deed from Four Seasons Associates, Inc., a Tennessee corporation, of record in Book 6935, page 942, 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 5045 Hillsboro Road, #107, Nashville, Tennessee 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 Richard L. Albers and wife, Patricia F. Albers, their heirs and representative, 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 $44,025.00.

Affiant

Sworn to and subscribed before me this 9th day of December, 1993.

Notary Public

My commission expires: 9-24-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

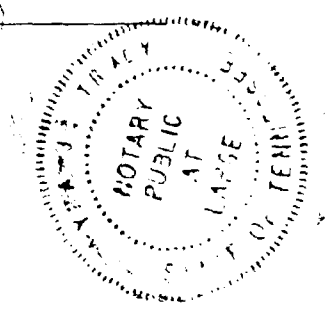
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Personally appeared before me, the undersigned, a Notary Public of said county and state, Guilford F. Thornton, Jr., Successor Trustee, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 1993.

Notary Public

My Commission Expires: 9-24-94



84289
IDENTIFICATION REFERENCE

93 NOV 10 AM 11:43

FELIX A. JOHNSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

6809 11/10 0101 03CHECK 179.80

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

RECEIVED OF _____

FOR _____

BOOK 9147 PAGE 666

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 44025.00
CON TX 162.80
PRFEE 1.00
WDEED 16.00
TOTAL 179.80
CHECK 179.80

11/10/93 01 11:11 0001 6809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81289
IDENTIFICATION REFERENCE

93 NOV 10 AM 11:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 720610