Tennessee

Theodore Wilson
UPNB #021735-6
Conventional

55-8-A 65.00/090 79318

This Instrument Prepared By
ARNOLD M. WEISS
Attorney At Law
209 Adams Ave.
MEMPHIS, TN 38103-1991

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 28, 1989, and recorded in Book 7782, Page 644 in the Register's Office of Davidson County, Tennessee, Theodore O. Wilson, Jr. and wife, Denise K. Wilson, conveyed to Stephen C. Baker, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

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WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 9149, Page 583 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on March 2, 1994, at the main south door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Union Planters National Bank, a corporation whose address is P.O. Box 3137, Memphis, Tennessee 38173 being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Thirty-Two Thousand and 00/100 Dollars; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Union Planters National Bank of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Union Planters National Bank, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of Phase I Poplar Creek Estates, of record in Book 6250, Page 647, Register's Office for said County.

SAID Lot No. 65 fronts 80.00 feet on the northerly margin of Poplar Creek Trace and extends back 72.12 feet on the easterly line and 169.04 feet on the westerly line to a dead line in the rear, measuring 130.07 feet thereon.

There is conveyed with the above described individual planned unit development lot an undivided interest in and to the general and/or restricted common areas and facilities of Phase 1, Poplar Creek Estates, as said areas are set forth and defined in covenants, conditions, and restrictions of record in Book 5349, Page 921, Book 6474, Page 346, Book 6486, Page 587, Book 6474, Page 354, Book 6486, Page 585, Book 6662, Page 433, Book 6987, Page 966, Book 7270, Page 648, and Book 6804, Page 536, all in the Register's office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Theodore O. Wilson, Jr. and Denise K. Wilson obtained title to the above referenced real estate by Deed of record in Book 7782, Page 641, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Union Planters National Bank, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	234.90
Attorney's Fees and Trustees Fees	500.00
Credit on Note	131,257.10
	$132,000.00

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on March 2, 1994 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

0573 03/11 0101 03CHECK 497.40

On March 2, 1994 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JUNE 9, 1997

JERRIE R BAILEY NOTARY PUBLIC SHELBY CO. TN

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
7120 Poplar Creek Trace,
Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Union Planters National Bank
P.O. Box 3137
Memphis, TN 38173

Mortgagee: None

Mail to:

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

JERRIE R BAILEY NOTARY PUBLIC SHELBY CO. TN

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 132,000.00

Affiant

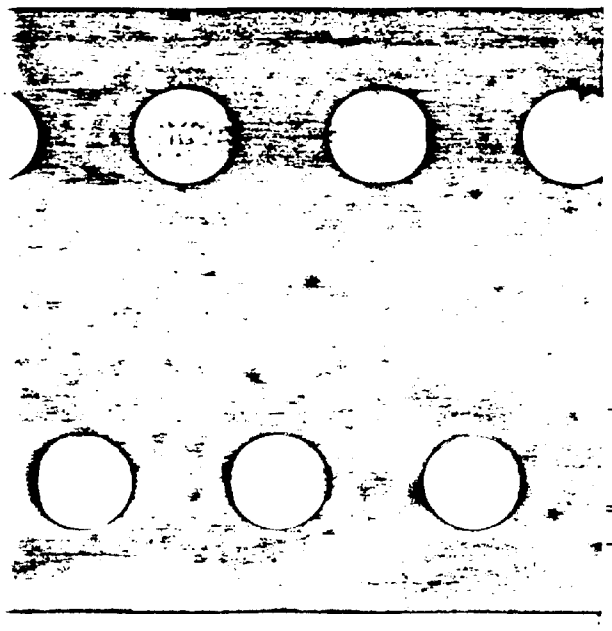
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH 1994

Notary Public MY COMMISSION EXPIRES JUNE 9, 1997

MY COMMISSION EXPIRES

94 MAR 11 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 26664



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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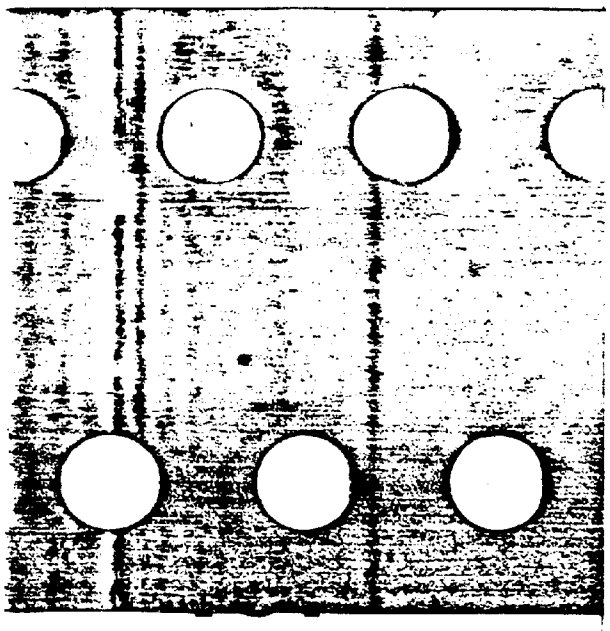
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
132000.00
CON TX 488.40
PRFEE 1.00
WDEED 8.00
TOTAL 497.40
CHECK 497.40

03/11/94 01 10:35 0001 0573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



26664
IDENTIF. ↑ REFERENCE

94 MAR 11 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 765960