This Instrument Prepared by:
Greene & Greene
323 Union Street
P.O. Box 198645
Nashville, Tennessee 37219

BOOK 9336 PAGE 893

Send Tax Bills to:
Mundaca Investment Corporation
310 Wilson Pike Circle
Brentwood, Tennessee 37027

Map-Parcel 131-13-48

SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 6th day of May, 1994, by H. Marshall Greene, acting as Successor Trustee as hereinafter provided, to Mundaca Investment Corporation.

W I T N E S S E T H:

WHEREAS, William P. Sutherland and wife, Susan S. Sutherland executed a certain Deed of Trust dated August 2, 1990 to Guaranty Title Company, Trustee, of record in Book 8170, page 516, 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 April 11, 1994, and of record in Book 9313, page 812, Register's Office for Davidson County, Tennessee, the owner and holder of a participatory interest in the debt secured by said Deed of Trust, Mundaca Investment Corporation, Inc., appointed H. Marshall Greene as Successor Trustee in accordance with the provisions contained in said Deed of Trust; and

WHEREAS, as of April 20, 1994, at 8:00 a.m., Central Daylight Time, there were no unreleased tax liens filed by the United States or the State of Tennessee against William P. Sutherland and wife, Susan S. Sutherland 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 Promissory Note Agreement, dated August 2, 1990, executed by William P. Sutherland which has been reduced to judgment (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 a participatory interest in 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 survivorship interest of William P. Sutherland in the real property securing the Note for sale at public outcry at the front door of the Courthouse, Nashville, Davidson County, Tennessee, on Friday, May 6, 1994 at 10:00 o'clock a.m., 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 Mundaca Investment Corporation became the highest and best bidder for cash at the price of Twenty Thousand and no/100 Dollars ($20,000.00).

NOW, THEREFORE, in consideration of the premises, and of the sum of Twenty Thousand and no/100 Dollars ($20,000.00) cash in hand paid, H. Marshall Greene, acting as Successor Trustee, has bargained and sold, and by these presents does hereby transfer, assign, and convey unto Mundaca Investment Corporation, its successors and assigns, the survivorship interest of William P. Sutherland in a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at the western most common corner of lots 39 and 40 on the Plan of Westwood; thence westerly 252 feet more or less to a point; thence southwesterly 154 feet more or less to a point; thence west northwesterly 87 feet more or less to a point; thence south, south/southwest to the common corner of lots 55, 54 and 52 on the Plan of Westwood; thence south, southeast 150 feet to a point; thence southeast 201 feet more or less to a point, thence north 2° 30′ east 347 feet more or less to a point; thence north 80° 47′ east 261 feet more or less to a point; thence north 119 feet to the point of beginning.

Together with all the improvements erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights and water 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 unimproved property also known as 5415 Stanford Drive, 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 Mundaca Investment Corporation, Inc., its successors and assigns, in as full and ample a manner as the said H. Marshall Greene, 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 H. Marshall Greene, acting as Successor Trustee, has hereunto set his hand as of the day and year first above written.

H. Marshall Greene,
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, which ever is greater, for this transfer is Twenty Thousand and no/100 Dollars ($ 20,000.00).

H. Marshall Greene
Affiant

Sworn to and subscribed before me this 6th day of May, 1994.

Jack Odette Knight
Notary Public

My Commission expires: 3-22-97

3101 05/06 0101 03CHECK 91.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, H. Marshall Greene, Successor Trustee, the within named 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, at office, this 6th day of May, 1994.

Jack Odette Knight
Notary Public

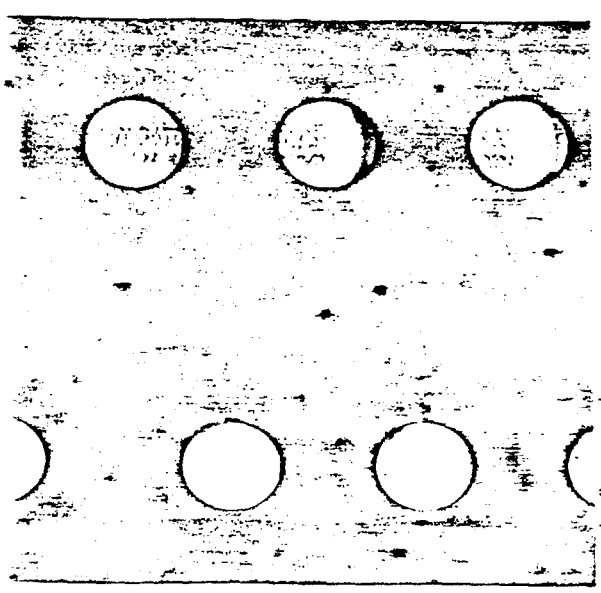
My Commission Expires: 3-22-97

47347
IDENTIF. & REFERENCE

94 MAY -6 AM 10: 24
FELIX E. ALEXANDER REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

j:\mundaca\sutherla\trustdee.sut



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

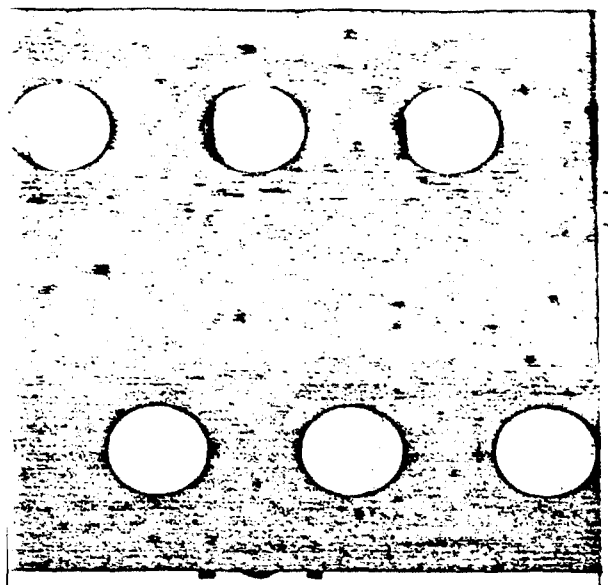
FOR _____

BOOK 9336 PAGE 897

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 16.00
TOTAL 91.00
CHECK 91.00
05/06/94 01 10:24 0001 3101



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47347
IDENTIF. & REFERENCE

94 MAY -6 AM 10:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 788167