THIS INSTRUMENT PREPARED BY:
Ronald G. Turner
Attorney at Law
2021 Richard Jones Road,
Nashville, TN 37215

TRUSTEE'S DEED

Address New Owner as Follows:	Party Responsible for Taxes	Map-Parcel No.
United Companies Life Insurance Company 4041 Essen Lane P. O. Box 1591 Baton Rouge, Louisiana 70821	Same	117-10-128

1068 06/02 0101 03CHECK 1719.00

WHEREAS, on March 21, 1985 Elizabeth Christie and Mary C. Worsham (formerly Mary Candace Christie), executed a certain Deed of Trust, Assignment of Leases and Security Agreement (the "Deed of Trust") conveying to Ronald G. Turner, Trustee, the property described below to secure to United Companies Financial Corporation, the payment of an indebtedness described in such Deed of Trust and evidenced by a Promissory Note in the original principal amount of $450,000.00 plus interest, such Deed of Trust being of record in Book 6515, Page 526, Register's Office for Davidson County, Tennessee; and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, Ronald G. Turner, Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in him as Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on May 12, 1994, May 19, 1994, and May 26, 1994 in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee for sale for cash, free from the equity of redemption, all statutory rights of redemption, marital rights and all other exemptions of every kind, for the purpose of paying such indebtedness; and

WHEREAS, pursuant to such advertisement, on Thursday, June 2, 1994 at 11:30 a.m. at the front door of the Davidson County Courthouse in Nashville, Tennessee, the undersigned, Ronald G. Turner, Trustee, offered for sale at public outcry to the highest and best bidder the real property described below, for cash, free from the equity of redemption, all statutory rights of redemption, marital rights and all other exemptions of every kind, and at such sale United Companies Life Insurance Company, being the highest and best bidder, became the purchaser of such property for a price of $ 460,000.00 .

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned Ronald G. Turner, Trustee, does hereby quitclaim to United Companies Life Insurance Company all of his right, title and interest in and to the following described real estate:

> Land and improvements in Davidson County, Tennessee,described according to a survey dated December 2, 1982 and certified by George Anton on March 11, 1985 as follows:

Beginning with an iron pin located in the southerly right-of-way margin of Crestmoor Drive, formerly Henry Avenue as widened, also being 25.0 feet east of the line between Lots 5 and 6 of Block "B" on the Map of Hillsboro Views Development Company's Subdivision of record in Book 974, page 64, R.O.D.C., Tennessee; thence S 0° 30' W 173.0 feet to a point; thence S 88° 56' W 75.0 feet to a point; thence N 0° 30' E 173.75 feet to a point; thence N 89° 30' E 75.0 feet to the point of beginning, containing 13000 square feet, more or less.

Being the same property conveyed to Elizabeth Christie and Mary Candace Christie by a deed of record in Book 5549, Page 499, said Register's Office.

The address of the above described property is 2204 Crestmoor Road, Nashville, Tennessee 37215.

SAID PROPERTY is conveyed subject to any and all unpaid taxes and any other prior claims, liens, easements, setback lines and restrictions and subject to the right of the State of Tennessee to redeem the land as provided for in Tennessee Code Annotated § 67-1-1433(c)(1). Attached as Exhibit "A" to this Deed is a copy of the notice provided to the State of Tennessee pursuant to such statute.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 2d day of June, 1994.

Ronald G. Turner, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $460,000.00.

AFFIANT

Subscribed and sworn to before me this the 2d day of June, 1994.

NOTARY PUBLIC

My Commission expires: 9-16-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathleen E. Marcotte of said County, Ronald G. Turner, 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 2nd day of June, 1994.

NOTARY PUBLIC

My Commission expires: 9-27-97

UC0602/06

WEEKS, TURNER, ANDERSON, RUSSELL & HAYNES
AN ASSOCIATION OF ATTORNEYS
SUITE 350
2021 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215
TELEPHONE 615/383-3332
FAX 615/383-3480

KENT M. WEEKS
RONALD G. TURNER
ROBERT A. ANDERSON
ANNE L. RUSSELL
RANDALL C. HAYNES

May 6, 1994

HAND DELIVERED

Commissioner of Revenue
State of Tennessee
Room 1310
Andrew Jackson State Office Building
Nashville, Tennessee 37219

Attention: Director, Tax Enforcement

Re: Section 67-1-1433(b) Notice of Sale

Dear Madam or Sir:

I represent United Companies Life Insurance Company and am writing to advise you that upon instructions from my client, I will commence foreclosure proceedings immediately on the property described in the attached Foreclosure Notice and the foreclosure sale is scheduled for June 2, 1994.

Pursuant to Section 67-1-1433(b) of Tennessee Code Annotated, I am submitting the following information:

1. NAME AND ADDRESS OF PERSONS SUBMITTING NOTICE:
Ronald G. Turner, Attorney at Law, Suite 350, 2021 Richard Jones Road, Nashville, Tennessee 37215

2. NOTICE OF STATE TAX LIEN:
A copy of Notice of State Tax Lien of record in Book 8112, Page 878, Register's Office for Davidson County, Tennessee, is attached containing the name and address of taxpayer, and date and place the Notice of Lien was filed.

3. ADDRESS OF REAL PROPERTY:
2204 Crestmoor Road, Nashville, Tennessee 37215. The legal description of said property is contained in the Notice of Foreclosure Sale which is enclosed herewith. An Abstract of Title is not available at this time.

4. SALE DATE, TIME, PLACE AND TERMS:
The date, time, place and terms of the sale of property are contained in the enclosed Foreclosure Sale Notice.

EXHIBIT "A"

PICK-UP
94 JUN -2 PM 12:21
REGISTER
DAVIDSON COUNTY, TN.
56592
IDENTIFICATION REFERENCE

5. DESCRIPTION OF DEBT AND SALE EXPENSES:
As of May 3, 1994, the approximate amount of the principal obligation secured by the Deed of Trust being foreclosed upon, a copy of which is enclosed, including interest is $513,290.30. The per diem rate of interest for every day after this date is $145.61. The foreclosure expenses including advertising expenses and legal expenses chargeable against the sale proceeds are estimated to be approximately $5,000.00.

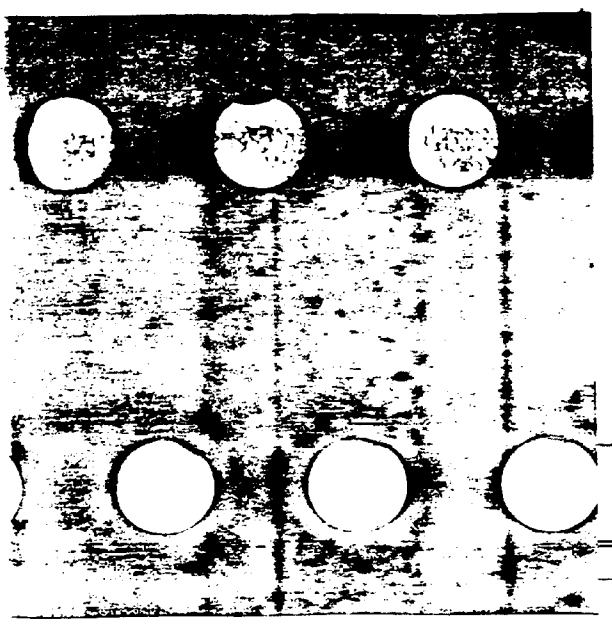
Please accept this letter as the 25-day notice required by Tennessee Code Annotated Section 67-1-1433(b) which notice must be given to the Commissioner of Revenue or his delegate. Please advise me immediately of any deficiency in this notice.

If you require any additional information with respect to this matter, please advise.

Yours very truly,

Ronald G. Turner

RGT/sh
Enclosures
UC0602/04



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

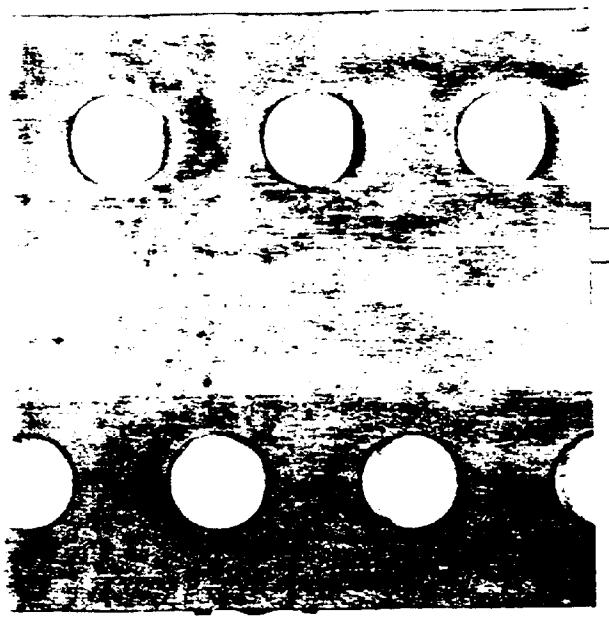
FOR _____

BOOK 9365 PAGE 244

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	460000.00
			CON TX	1702.00
			PRFEE	1.00
			TDEED	16.00
			ERR	CO
			TDEED	16.00-
			WDEED	16.00
			TOTAL	1719.00
			CHECK	1719.00

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 1068



56592
IDENTIF. & REFERENCE

94 JUN -2 PM 12:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798045