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

Send Tax Bills to:
Monica Miller
5600 Brookwood Terrace
Nashville, Tennessee 37205

Map & Parcel No.
61-27

SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 23rd day of August, 1994, by Guilford F. Thornton, Jr., acting as Successor Trustee as hereinafter provided, to Monica Miller.

W I T N E S S E T H:

WHEREAS, Alma M. Breeding executed a certain Deed of Trust dated August 14, 1990 to Vaden Lackey, Jr., Trustee, of record in Book 8181, page 216, 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 May 10, 1994 and of record in Book 9348, page 60, 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 July 25, 1994, 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 Alma M. Breeding 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 August 14, 1990, executed by Alma M. Breeding 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 August 19, 1994 at 12:00 o'clock noon, 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 Monica Miller became the highest and best bidder for cash at the price of Thirty-Four Thousand Nine Hundred and 00/100ths Dollars ($34,900.00).

NOW, THEREFORE, in consideration of the premises, and of the sum of Thirty-Four Thousand Nine Hundred and 00/100ths Dollars ($34,900.00) 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 Monica Miller, her successors and assigns, 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 Lot No. 230 on the Map of Maplewood Heights, Second Division, as of record in Book 547, page 103 and 104, Register's Office for said county, and a tract of 5.5 acres in the rear of said lot.
>
> Said Lot No. 230 fronts 100 feet on the westerly side of Hutson Avenue and extends back between parallel lines 300 feet to a dead line.
>
> Said 5.5 acre tract is described as follows: Beginning at a point, the common westerly corner of Lots 338 and 229 on the above subdivision; thence north 56 degrees west 679 feet to a stake; thence south 26 degrees 15' west 340 feet to a point; thence 56 degrees east 760 feet to a stake in the west line of Lot No. 232 on said plan; thence with the west line of Lots Nos. 232, 231, 230 and 229, north 13 degrees east 365-1/2 feet to the point of beginning.
>
> Being the same property conveyed to Hollis M. Breeding and wife, Alma McCutchen Breeding by deed from William M. Atwood and wife, Ruby Inez Atwood as of record in Book 1676, page 403, said Register's Office. The Hollis M. Breeding having since died.

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 improved property also known as 3862 Hutson Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Monica Miller, her successors and assigns, 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 $34,900.00.

Affiant

Sworn to and subscribed before me this 23rd day of August, , 1994.

Karyn M Wyz
Notary Public

My commission expires: May 23, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 23rd day of August, 1994.

Karyn M Wyz
Notary Public

My Commission Expires: May 23, 1998

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

84141

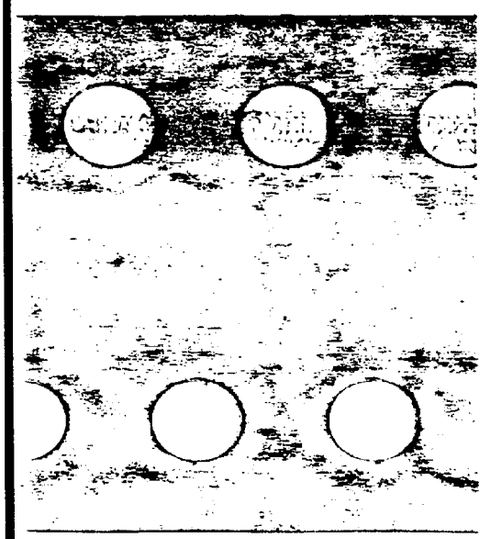
IDENTIFICATION REFERENCE

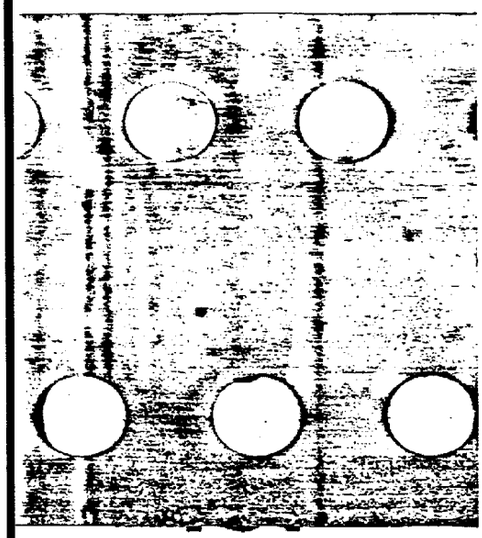
PICK-UP

94 AUG 24 AM 10:37

REGISTER
DAVIDSON COUNTY, TN.

1156 08/24 0101 03CHECK 146.13





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

RECEIVED OF _____

FOR _____

BOOK 9444 PAGE 654

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 34900.00
CON TX 129.13
PRFEE 1.00
WDEED 16.00
TOTAL 146.13
CHECK 146.13

08/24/94 01 10:36 0001 1156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84141
IDENTIF. # REFERENCE

94 AUG 24 AM 10:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 827575