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

NEW OWNERS
Send Tax Bills to:
Union Planters Bank of
Middle Tennessee, N.A.
401 Union Street
Nashville, Tennessee 37219

Map & Parcel No.
43-13 194

SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 2nd day of September, 1994, by Guilford F. Thornton, Jr., acting as Successor Trustee as hereinafter provided, to Union Planters Bank of Middle Tennessee, N.A.

W I T N E S S E T H:

WHEREAS, Eddie D. Pratt executed a certain Deed of Trust dated June 21, 1990 to Michael W. Edwards, Trustee, of record in Book 8136, page 871, 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 July 15, 1994 and of record in Book 9413, page 324, 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 against Eddie D. Pratt in the Register's Office for Davidson County, Tennessee; and

WHEREAS, as of July 25, 1994, at 11:00 a.m., Central Daylight Time, there was one unreleased tax lien filed by the State of Tennessee against Eddie D. Pratt, of record at Book 9039, page 952, in said Register's Office; and

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain Note, dated June 21, 1990, executed by Eddie D. Pratt 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 September 2, 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 Union Planters Bank of Middle Tennessee, N.A. became the highest and best bidder for cash at the price of Twenty-Two Thousand Two Hundred Eighty-Two and 91/100ths Dollars ($22,282.91).

NOW, THEREFORE, in consideration of the premises, and of the sum of Twenty-Two Thousand Two Hundred Eighty-Two and 91/100ths Dollars ($22,282.91) 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 Union Planters Bank of Middle Tennessee, N.A. (formerly Union Planters National Bank), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> BEING Lot No. 5 of Block G on the Plan of Forest Park Subdivision, of record in Book 843, Page 44, Register's Office for said County.
>
> SAID Lot No. 5 fronts 51 feet and 4 inches on the southerly margin of Maple Street and extends back 225 feet on the easterly line and 215 feet on the westerly line to a dead line in the rear, measuring 50 feet thereon.
>
> Being the same property conveyed to Eddie D. Pratt by deed from Thomas E. Powell and wife, Doris H. Powell, which is of record in Book 8136, Page 868, Register's Office for said County.

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 318 Maple Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Union Planters Bank of Middle Tennessee, N.A., its 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

BOOK 9458 PAGE 906

The actual consideration or value, which ever is greater, for this transfer is $22,282.91.

Affiant

Sworn to and subscribed before me this 2nd day of September, 1994.

Notary Public

KARYN M. WRYE
Notary Public, Davidson Co., TN
My Comm. Expires May 23, 1998

My commission expires:

6141 09/07 0101 03CHECK 99.45

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 2nd day of September, 1994.

Notary Public

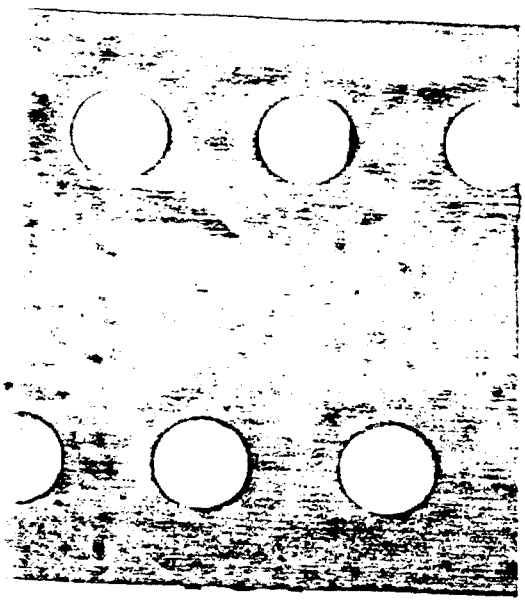
KARYN M. WRYE
Notary Public, Davidson Co., TN
My Comm. Expires May 23, 1998

My Commission Expires:

88785
IDENTIFICATION REFERENCE

94 SEP -7 AM 11:23





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9458 PAGE 907

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 22282.91
CON TX 82.45
PRFEE 1.00
WDEED 16.00
TOTAL 99.45
CHECK 99.45

09/07/74 01 16:21 0001 6142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88785
IDENTIF. & REFERENCE

74 SEP -7 PM 4:23

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 832503