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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 3, 1994, ROSCOE B. SHORT, and wife, DOROTHY D. SHORT, executed to Vanden M. Lackey, Jr., Trustee, a certain deed of trust conveying to it as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record under Register's No. Book 9371, Page 165 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the above named trustee has been replaced by G. Keith Rogers, Jr., Bill Long and James Waechter, as substitute trustees, by instrument of record under Register's No. Book 9797, Page 67 of said Register's Office, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, said UNION PLANTERS NATIONAL BANK, as the owner thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in NASHVILLE RECORD, a daily newspaper published in Memphis, Tennessee, the first insertion appearing on October 12, 1995, and subsequent insertions appearing on October 19, 1995, and October 26, 1995, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, on Friday, November 3, 1995, being the time and at front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to UNION PLANTERS NATIONAL BANK, at and for the sum of $46,812.00, which is the highest and best bid in connection therewith;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said UNION PLANTERS NATIONAL BANK, the

following real estate situated and located in Nashville County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being part of Lots Nos. 1 and 2, on the Plan of Wills, Sharpe and Crutcher's Addition to Northeast Nashville, of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the easterly margin of North Fourth Street at the northwest corner of Lot No. 2; thence with the north line of said Lot, South 83 degrees 00 minutes East, 172.75 feet to a point in the westerly margin of an 18 foot alley (Alley No. 301); thence with said margin of said alley, South 8 degrees 06 minutes West, 78.38 feet, passing the southeast corner of Lot No. 2 at 50 feet; to a point in the northeasterly margin of Cleveland Street, as relocated; thence with said margin of said street, Northwestwardly 159.21 feet to a point at the beginning of a curve to the right, having a radius of 25.0 feet; thence around said curve, Northwestwardly 33.41 feet to a point in the easterly margin of North Fourth Street; thence with said margin of said street, northwardly 8.57 feet to a point of beginning.

The conveyance of the aforesaid property is subject to the rights of the United States to redeem the land as provided in 26 U.S.C. §7424(d)(1) and Exhibits 1, 2 and 3 attached are copies of the notice provided to the United States and their response thereto.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Davidson County Register's Office.

IN WITNESS WHEREOF, G. Keith Rogers, Jr. as Substitute Trustee has hereunto set his hand this the 3rd day of November, 1995.

G. KEITH ROGERS, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 1995, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared G. KEITH ROGERS, JR., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Substitute Trustee.

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

SUSAN B. DORROH NOTARY PUBLIC SHELBY COUNTY, TENNESSEE

MY COMMISSION EXPIRES FEB. 27, 1998

Susan B. Dorroh
NOTARY PUBLIC

MY COMMISSION EXPIRES FEB. 27, 1998

MY COMMISSION EXPIRES FEB. 27, 1998

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $46,812.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me on this 3rd day of November, 1995.

SUSAN B. DORROH
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE
MY COMMISSION EXPIRES FEB. 27, 1996

NOTARY PUBLIC

My Commission Expires:

_____

PROPERTY ADDRESS: 901 Lischey Avenue
Nashville, TN 37207

MAIL TAX NOTICE TO: Union Planters National Bank
P.O. Box 3137
Memphis, Tennessee 38173-0137

PREPARED BY AND ~~RETURN TO~~: WYATT, TARRANT & COMBS
6075 Poplar Avenue, Suite 650
Memphis, Tennessee 38119

WARD	BLOCK	PARCEL
82	3	476

95 NOV 13 AM 11:00
FELIX A. BELSCHER, REGISTER
DAVIDSON COUNTY, TN.

0122500
IDENTIFICATION REFERENCE



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

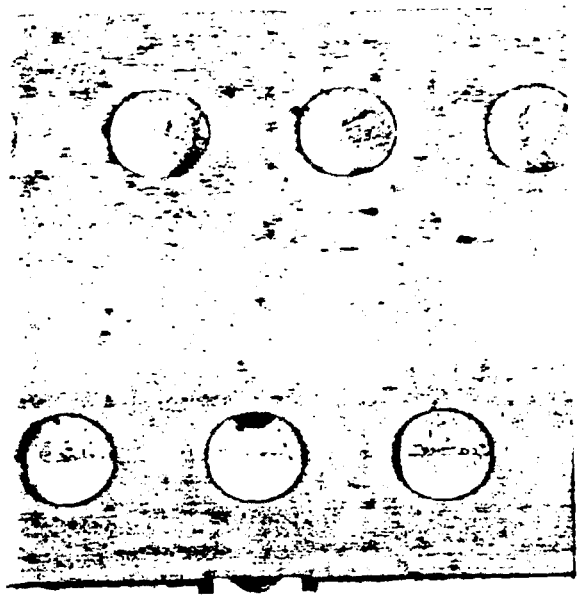
RECEIVED OF _____

FOR _____

BOOK 9858 PG 431

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 46812.00
CON TX 173.16
PRFEE 1.00
WDEED 12.00
TOTAL 186.16
CLERK 186.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0122500
IDENTIF. ↑ REFERENCE

95 NOV 13 AM 11:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 976415