FROM: THOMAS T. PENNINGTON, SUCCESSOR TRUSTEE

TO: UNION PLANTERS BANK OF EAST TENNESSEE, N.A.

Address New Owner:	Send Tax Bill:	Map-Parcel No.
O. D. Bailey 6420 Bresslyn Road Nashville, TN 37205	Same	Map 95-12 Parcel 170

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

SUCCESSOR TRUSTEE'S DEED

THIS SUCCESSOR TRUSTEE'S DEED, made and entered into this 12 day of March, 1997, by Thomas T. Pennington, acting as Successor Trustee as hereinafter provided, to O. D. Bailey.

W I T N E S S E T H:

WHEREAS, Jeffrey K. Evans and wife, Karen D. Evans executed a certain Deed of Trust, dated November 19, 1988, to R. Conner McAllister, Trustee, of record in Book 7722, page 697, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), which conveyed certain real and personal property in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, by instrument dated December 19, 1996, of record in Book 10307, page 372, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust, Union Planters Bank of East Tennessee, N.A., (formerly Union Planters National Bank) appointed Thomas T. Pennington as Successor Trustee in accordance with the provisions contained in said Deed of Trust; and

WHEREAS, as of December 20, 1996, at 8:00 a.m., Central Standard Time, there were no unreleased tax liens filed by the United States or the State of Tennessee against Jeffrey K. Evans and wife, Karen D. Evans, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain, Note secured by Deed of Trust (the "Note"), dated November 19, 1988, executed by Jeffrey K. Evans and wife, Karen D. Evans, payable to the order of Union Planters Bank of East Tennessee, N.A.

(formerly Union Planters National Bank) 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 advertisement of sale was duly published in The Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on February 13, 1997, February 20, 1997 and February 27, 1997 as required by law and by the terms of the Deed of Trust offered the real and personal property securing the Note for sale at public outcry in the hallway inside the front door of the Courthouse, Nashville, Davidson, County, Tennessee, on Thursday, March 6, 1997, at 11:00 o'clock noon, free from all legal or statutory rights of redemption, including but not limited to that statutory right of redemption as set forth in Tennessee Code Annotated Section 66-8-101, and free from all equitable rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which are expressly waived in said Deed of Trust, when and where O. D. Bailey became the highest and best bidder for cash at the price of Sixty-Four Thousand Five Hundred and No/100ths Dollars ($64,500.00).

NOW, THEREFORE, in consideration of the premises, and of the sum of Sixty-Four Thousand Five Hundred and No/100ths Dollars ($64,500.00) cash in hand paid, Thomas T. Pennington acting as Successor Trustee, has bargained and sold, and by these presents does hereby transfer, assign, and convey unto O. D. Bailey, his successors and assigns, a certain tract or parcel of land in Nashville, Davidson, County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 4, as shown on the final plat of Phase One, Lakeland-Section II, of record in Book 6250, page 983, said Register's Office, to which reference is hereby made for a more accurate description of said lot.

Being the same property conveyed to the within named Grantor by Deed of even date, which instrument is being recorded simultaneously herewith.

Together with all the improvements located on the property, and all easements, rights, appurtenances, rents, profits and income, all fixtures attached 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 known as 2809 Airwood Drive, Nashville, Davidson County, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said O. D. Bailey, his successors and assigns, in as full and ample a manner as the said Thomas T. Pennington, 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.

IN WITNESS WHEREOF, the said Thomas T. Pennington, acting as Successor Trustee, has hereunto set his hand as of the day and year first above written.

Thomas T. Pennington
Successor Trustee

0282086
IDENTIFICATION REFERENCE

97 MAR 12 PM 2:23
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Thomas T. Pennington, 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 11th, day of March, 1997.

Nancy Wischhof
Notary Public

My Commission Expires:
11/25/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $64,500.00.

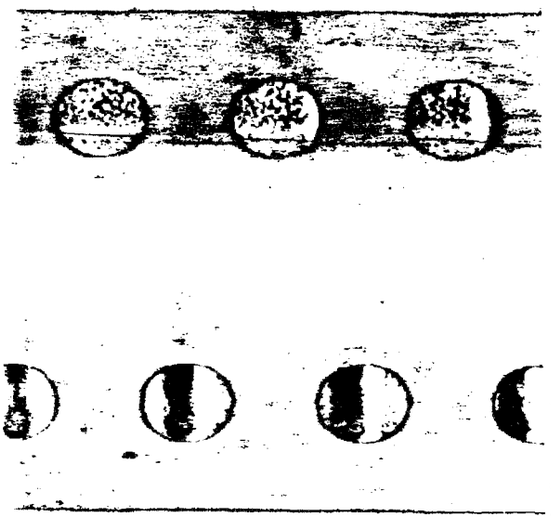
O.D. Bailey
Affiant

Sworn to and subscribed before me
this 11th day of March, 1997.

Nancy Wischhof
Notary Public

My Commission Expires:
11/25/2000

6091 03/12 0101 03CHECK 255.65



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

RECEIVED OF _____

FOR _____

BOOK 10378 PG 102

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 64500.00
				CON TX 238.65
				PRFEE 1.00
				WDEED 16.00
				TOTAL 255.65
				CHECK 255.65
			03/12/97 01	14:25 0001 6091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0282086 IDENTIF. ↑ REFERENCE

97 MAR 12 PM 2:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126451