50-B

FROM: RUSTY L. MOORE, SUCCESSOR TRUSTEE BOOK 10383 PG 166

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

Address New Owner:	Send Tax Bill:	Map-Parcel No.
Union Planters Bank Mortgage Servicing P.O. Box 3137 Memphis, TN 38173-0137	Same	Map 150-6 Parcel 194

This instrument prepared by: Bankers Title & Escrow Corporation
3310 West End Avenue, Ste. 410, Nashville, TN 37203

SUCCESSOR TRUSTEE'S DEED

THIS SUCCESSOR TRUSTEE'S DEED, made and entered into this 7th day of March, 1997, by Rusty L. Moore, 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, Clyde R. Krech, Jr. and wife, Patti R. Krech executed a certain Deed of Trust, dated January 8, 1992, to Vaden Lackey, Jr., Trustee, of record in Book 8145, page 800, 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 January 15, 1997, of record in Book 10328, page 353, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust, Union Planters Bank of Middle Tennessee, N.A., (formerly Fidelity Federal Bank, a Federal Savings Bank) appointed Rusty L. Moore and/or James A. Waechter as Successor Trustee in accordance with the provisions contained in said Deed of Trust; and

WHEREAS, as of January 24, 1997, 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 Clyde R. Krech, Jr. and wife, Patti R. Krech, 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 January 8, 1992, executed by Clyde R. Krech, Jr. and wife, Patti R. Krech payable to the order

of Union Planters Bank of Middle Tennessee, N.A. (formerly Fidelity Federal Bank, a Federal Savings 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 6, 1997, February 13, 1997, and February 20, 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 at the front door of the Courthouse, Nashville, Davidson County, Tennessee, on Thursday, March 6, 1997, at 12:00 o'clock noon, free from all right of homestead exemption in and equitable and statutory redemption, right of dower and curtesy and all other rights and exemptions of every kind, all of which are 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 One Hundred Ten Thousand and 00/100 Dollars ($110,000.00).

NOW, THEREFORE, in consideration of the premises, and of the sum of One Hundred Ten Thousand and 00/100 Dollars ($110,000.00) cash in hand paid, Rusty L. Moore 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., its successors and assigns, a certain tract or parcel of land in Antioch, Davidson, County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 40 on the plan of Westlake Subdivision of record in Book 6250, page 250, revised in Plat Book 6250, page 785, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Patti R. Krech by Quitclaim Deed from Clyde R. Krech, Jr. of record in Book 10060, page 859 and by deed in Book 8145, page 797, Register's Office of Davidson County, Tennessee.

Together with all the improvements located 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 known as 3013 Wilford Pack Court, Antioch, Davidson County, Tennessee 37013.

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 Rusty L. Moore, 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.

IN WITNESS WHEREOF, the said Rusty L. Moore, acting as Successor Trustee, has hereunto set his hand as of the day and year first above written.

Rusty L. Moore
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Rusty L. Moore, 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 7th day of March, 1997

Notary Public

My Commission Expires: 18 September 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $110,000.00.

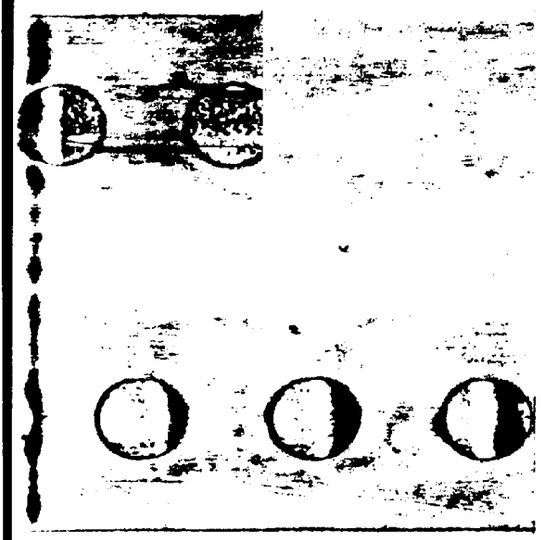
June E. Atkinson
Affiant

Sworn to and subscribed before me
this 7th day of March, 1997.

Notary Public

My Commission Expires: 18 September 1999

0284015
IDENTIFICATION
97 MAR 18 AM 10:53
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
8193 03/18 0101 03CHECK 424.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

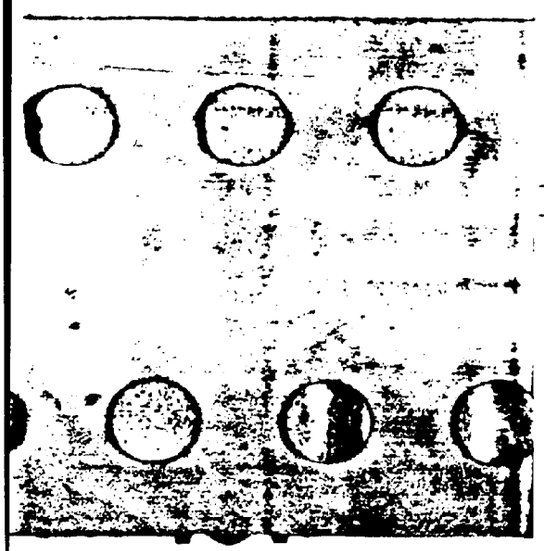
RECEIVED OF _____

FOR _____

BOOK 10383 PG 170

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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 16.00
TOTAL 424.00
CHECK 424.00

03/18/97 01 10:55 0001 8197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284015
IDENTIF. # REFERENCE

97 MAR 18 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1128520