Box 2

FROM: THOMAS T. PENNINGTON, SUCCESSOR TRUSTEE BOOK 10599 PG 252

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

Address New Owner:	Send Tax Bill:	Tax Parcel No.
Union Planters Bank of Middle Tennessee, N.A. 401 Union Street Nashville, TN 37219	Same	83-13-336

This instrument prepared by: MANIER, HEROD, HOLLABAUGH & SMITH, 150 Fourth Avenue North, Suite 2200, Nashville, Tennessee 37219

SUCCESSOR TRUSTEE'S DEED

THIS SUCCESSOR TRUSTEE'S DEED, made and entered into this 4th day of September, 1997, by Thomas T. Pennington, 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, Melissa C. Bertot and Jennifer N. Dailey executed a certain Deed of Trust, dated August 28, 1995, to Vaden Lackey, Jr., Trustee, of record in Book 9789, page 163, 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 August 11, 1997, of record in Book 10565, page 700, 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 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 August 4, 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 Melissa C. Bertot and Jennifer N. Dailey, 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 Promissory Note secured by Deed of Trust (the "Note"), of even date, executed by Jennifer N. Dailey, payable to the order of Union

Planters Bank of Middle 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 any other indebtedness owed by Grantors to Lender; 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 August 21, 1997, August 28, 1997 and September 4, 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, September 11, 1997, at 12:00 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 Union Planters Bank of Middle Tennessee, N.A. became the highest and best bidder for cash at the price of Ten and 00/100ths Dollars ($10.00).

NOW, THEREFORE, in consideration of the premises, and of the sum of Ten and 00/100ths Dollars ($10.00) 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 Union Planters Bank of Middle Tennessee, N.A., its 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. 171 of Block Q, on the Plan of Lindsley Home Place, as of record in Book 2, page 92, in the Chancery Court Clerk's

Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID Lot. No. 171 fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Melissa C. Bertot and Jennifer N. Dailey, by Deed of Record in Book 8852, page 488, Register's Office for Davidson County, Tennessee.

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 1409 Boscobel Street, Nashville, Davidson County, Tennessee 37206.

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 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

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 5th day of September, 1997.

Notary Public

My Commission Expires:
1/04/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $10,000.00.

Affiant

Sworn to and subscribed before me
this 5th day of September, 1997.

Notary Public

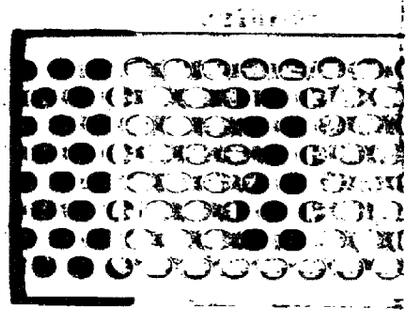
My Commission Expires:

034,5888
IDENTIFICATION

97 SEP -5 PM 3:47
FELIX Z. HILSMAN REGISTER
DAVIDSON COUNTY, TN.

5761 09/05 0101 03CHECK 54.

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



RECEIVED OF _____

FOR _____

BOOK 10599 PG 256

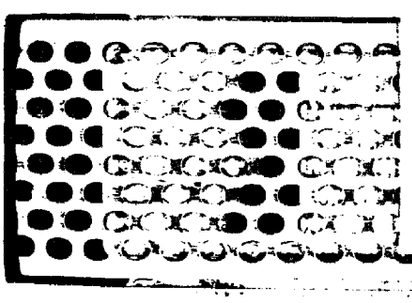
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	~~10000.00~~
			CON TX	37.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	54.00
			CHECK	54.00
09/05/97	01		15:50 0001	5761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 45888
IDENTIFICATION REFERENCE

97 SEP -5 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1195231