BOX 43

TRUSTEE'S DEED

This instrument prepared by:
Taylor, Philbin, Pigue, Marchetti & Bennett
One Union Street
Nashville, Tennessee 37201

BOOK 10619 PG 235

Michael J. Philbin,
Successor-Trustee

to

Branch Banking & Trust Co.
301 College Street
P. O. Box 2027
Greenville, South Carolina 29602-2027
SEND TAX BILLS HERE
NO MORTGAGEE

Map #49-16-A
Parcel #13CO
Field Book #12D 87846

WHEREAS, Mary Louise Hoggett, unmarried, executed a deed of trust on the 17th day of November, 1989, which was recorded in Book 7989, Page 29, re-recorded in Book 8020, Page 186, Register's Office of Davidson County, Tennessee, conveying to Phillip Stephen Freeman, Trustee(s), the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 9148, Page 325, Register's Office of Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: September 22, 1997 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Branch Banking & Trust Company, being the highest and best bidder at said sale with a bid of SIXTY EIGHT THOUSAND SIX HUNDRED EIGHTY SIX AND 73/100 DOLLARS ($68,686.73), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIXTY EIGHT THOUSAND SIX HUNDRED EIGHTY SIX AND 73/100 DOLLARS ($68,686.73), paid by Branch Banking & Trust Company, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Branch Banking & Trust Company, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 13 on the Plan of Second Revision of Willow Trace Subdivision, of record in Book 7900, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Louise Hoggett, unmarried, by deed of record in Book 7989, Page 26, Register's Office for Davidson County, Tennessee.

This is improved property also known as 800 Willow Trace Court, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Branch Banking & Trust Company, its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to Branch Banking & Trust Company, its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 22nd day of September, 1997.

Michael J. Philbin, Successor-Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the 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 and official seal at Nashville, Tennessee, this 22nd day of September, 1997.

Janice M. Cheng
NOTARY PUBLIC

JANICE M. CHENG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 28, 2000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $68,686.73.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of September, 1997.

Janice M. Cheng
NOTARY PUBLIC

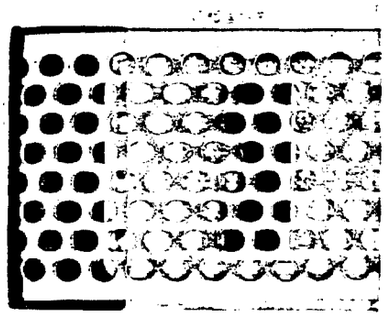
JANICE M. CHENG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 28, 2000

0351693
IDENTIF. ↑ REFERENCE

97 SEP 23 PM 4:10
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0016 09/23 0101 02CHECK 263-14



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

RECEIVED OF _____

FOR _____

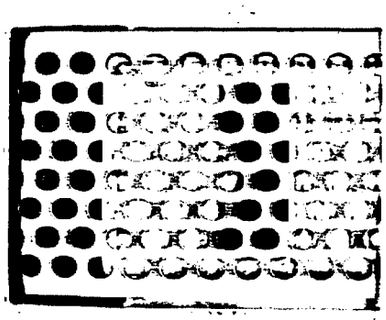
BOOK 10619 PG 237

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 68686.73
				CON TX 254.14
				PRFEE 1.00
				WDEED 8.00
				TOTAL 263.14
				CHECK 263.14

09/23/97 01 16:10 0001 2016

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0351693
IDENTIF. ↑ REFERENCE

97 SEP 23 PM 4:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1201412