4/

This instrument prepared by:

Lea W. Stouffer
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1900
SunTrust Center
Nashville, TN 37219

BOOK 10620 PG 339

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
Parviz Moghaddam 6689 Old Hickory Blvd. Whites Creek, TN 37189	SAME	117-13-87

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 24th day of September, 1997, by Lea W. Stouffer, Successor Trustee ("**Successor Trustee**").

WHEREAS, by Deed of Trust dated the 11th day of June, 1996, of record in Book 10084, page 647, Register's Office for Davidson County, Tennessee (the "**Deed of Trust**"), Steven B. Dargi and Andrea Lynn Dargi conveyed to T. Michael Logan, Trustee, the Property (as hereinafter defined), to secure payment to SunTrust Bank, Nashville, N.A. (the "**Lender**") of a certain indebtedness described in the Deed of Trust (the "**Indebtedness**"); and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the Lender declared the Deed of Trust to be in default; and

WHEREAS, Lender appointed Lea W. Stouffer to serve as Successor Trustee in place of T. Michael Logan in accordance with the terms of the Deed of Trust by an instrument of record in Book 10562, page 181, said Register's Office; and

WHEREAS, Lender directed the Successor Trustee to sell the Property as provided in the Deed of Trust, and the Successor Trustee caused notice to be published in The Nashville Record that the Property would be sold at 11:00 a.m. on September 13, 1997, at the location of the Property shown below (the "**Foreclosure Notice**"), such Foreclosure Notice appearing in said paper on August 21, August 28, and September 4, 1997; and

WHEREAS, the Successor Trustee at the time, place and date specified in the Foreclosure Notice offered the Property for sale, and after opening the floor for competitive bids, sold the Property to Parviz Moghaddam at the price of One Hundred Seventy-One Thousand and No/100 Dollars ($171,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Lea W. Stouffer, Successor Trustee as aforesaid, in consideration of the premises and the sum of $171,000.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Parviz Moghaddam, his heirs, successors and assigns (the "**Grantee**") all of my right, title and interest in and to the following described real estate, together with all the improvements now erected on the Property, and all easements, appurtenances, and fixtures now a part of the Property, including all replacements and additions thereto, but no further or otherwise, located in Davidson County, Tennessee (collectively, the "**Property**"), and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Woodmont Estates,

Section II, as of record in Book 1130, page 99, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven B. Dargi and wife, Andrea Lynn Dargi, by deed from Wiley Hampton Sullivan, Jr., a widower, of record in Book 10084, page 644, said Register's Office.

The above description is the same as that contained in the Deed of Trust.

The Property is improved property.

The street address of the Property is believed to be 2420 Abbott Martin Road, Nashville, Tennessee, 37215, but such address is not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control.

To have and to hold the Property, and free from all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property, all of which are expressly waived and/or relinquished in the Deed of Trust, as provided in, but only to the extent provided in, said Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Successor Trustee and/or SunTrust Bank, Nashville, N.A. as to any matter whatsoever. Without limiting the foregoing, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ADDITIONALLY, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE ON OR UNDER THE PROPERTY OF HAZARDOUS SUBSTANCES AS DEFINED BY ANY ENVIRONMENTAL LAWS, INCLUDING WITHOUT LIMITATION THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("**CERCLA**") OR SIMILAR FEDERAL AND STATE LEGISLATION (COLLECTIVELY, THE "**ENVIRONMENTAL LAWS**"). Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting the Successor Trustee's Deed, Grantee agrees to indemnify and hold the Successor Trustee and SunTrust Bank, Nashville, N.A. harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated. Grantee assumes full liability for such taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements, building lines, recorded plans and restrictions as may be applicable, including, but not limited to the following: Plan of record in Book 1130, page 99, said Register's Office; Agreement for Dedication of easement for Sanitary Sewers and/or Storm Drainage, of record in Book 3914, page 1, said Register's Office.

(5) Rights or claims of parties in possession.

(6) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(7) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(8) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Lea W. Stouffer, Successor Trustee
Lea W. Stouffer
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kay Fuller, a Notary Public of the State and County aforesaid, personally appeared Lea W. Stouffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of September, 1997.

Kay Fuller
Notary Public

My commission expires: 9-23-2000

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is One Hundred Seventy-One Thousand and No/100 Dollars ($171,000.00).

Affiant

Subscribed and sworn to before me this the 24th day of September, 1997.

Notary Public

My commission expires: 9-23-2000

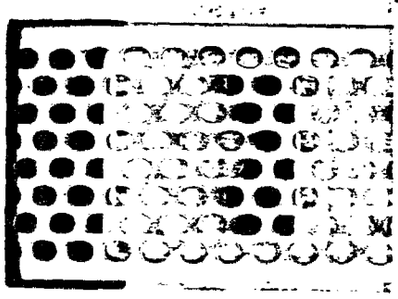
0351982

IDENTIFICATION REFERENCE

97 SEP 24 PM 3:08

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2329 09/24 0101 OZCHECK 649.70



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

RECEIVED OF _____

FOR _____

BOOK 10620 PG 343

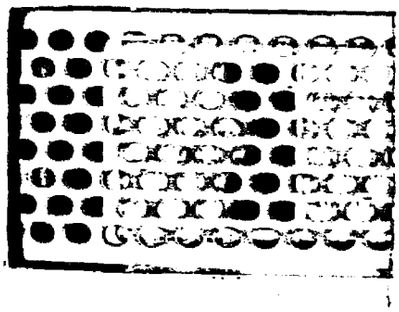
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	171000.00
CON TX	632.70
PRFEE	1.00
WDEED	16.00
TOTAL	649.70
CHECK	649.70

09/24/97 01 15:10 0001 2329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0351982
IDENTIF. & REFERENCE

97 SEP 24 PM 3:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1201718