This instrument prepared by:

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

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
SunTrust Bank, Nashville, N.A. 446 James Robertson Parkway Nashville, TN 37219 Attn: Nina Vowell	Same	Map 149-4 Parcel 43

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 13th day of November, 1997, by Lea W. Stouffer, Successor Trustee ("**Successor Trustee**").

WHEREAS, by Deed of Trust dated the 14th day of February, 1995, of record in Book 9602, page 80, Register's Office for Davidson County, Tennessee (the "**Deed of Trust**"), Katherine S. Crow (also known as Katherine Lorene Crow) ("**K. Crow**") and husband, Michael E. Crow (also known as Michael Eugene Crow) ("**M. Crow**"), conveyed to Matt B. Murfree, III, Trustee, the Property (as hereinafter defined), to secure payment to Third National Bank in Nashville (now known as 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, on April 29, 1996, K. Crow filed for relief under Chapter 11 of the United States Bankruptcy Code in the United States Bankruptcy Court for the Middle District of Tennessee, Nashville Division, Case No. 396-03611 (the "**Bankruptcy Case**"), which Bankruptcy Case converted to a Chapter 7 on November 27, 1996; and

WHEREAS, by Order Granting SunTrust Bank, Nashville, N.A. Relief from Stay entered March 13, 1997, Lender has relief from stay with respect to the Property; and

WHEREAS, on July 21, 1997, M. Crow filed for relief under Chapter 11 of the United States Bankruptcy Code in the United States Bankruptcy Court for the Middle District of Tennessee, Nashville Division, Case No. 397-06840 (the "M. Crow Bankruptcy Case"), which M. Crow Bankruptcy Case converted to a Chapter 7 on October 3, 1997; and

WHEREAS, by Order granting Relief from Automatic Stay entered September 19, 1997, Lender has relief from stay with respect to the Property; and

WHEREAS, Lender appointed Lea W. Stouffer to serve as Successor Trustee in place of Matt B. Murfree, III, in accordance with the terms of the Deed of Trust by an instrument of record in Book 10034, page 246, 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 November 13,

1997, at the main (south) door of the Davidson County Courthouse in Nashville, Tennessee (the "**Foreclosure Notice**"), such Foreclosure Notice appearing in said paper on October 23, October 30 and November 6, 1997; and

WHEREAS, the Successor Trustee further sent a copy of the Foreclosure Notice to K. Crow and M. Crow, and following the appearance of the Foreclosure Notice in said newspaper the default was not cured; 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 SunTrust Bank, Nashville, N.A., at the price of One hundred and fifty thousand + 00/100 — x Dollars ($ 150,000.00), 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 $ 150,000.00 , to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto SunTrust Bank, Nashville, N.A., its successors and assigns (the "**Grantee**") all of my right, title and interest in and to the following described real estate, together with any and all improvements, easements, appurtenances, fixtures, 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. 613 on the Plan of Edge-O-Lake Estates, Section 13, of record in Plat Book 4175, page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael E. Crow and wife, Katherine S. Crow by deed from Dayton A. Wright, Jr. and wife, Drucilla Wright, Paul L. Wright and wife, Janelle Wright, Silas R. Wright and wife, Sarah Wright, Nancy L. Wright, unmarried, and Roy L. Wright and wife, Serena Wright, Heirs at Law of Dayton A. Wright, of record in Book 9262, page 192, Register's Office for Davidson County, Tennessee.
>
> 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 236 Sailboat Drive, Nashville, Tennessee, 37217, 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 the 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 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 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 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 4175, page 33, said Register's Office; Restrictions contained in instrument of record in Book 4268, page 302, said Register's Office.

(5) Subject to the liens for any unpaid assessments and/or special assessments.

(6) Rights or claims of parties in possession.

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

(8) 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.

(9) Bankruptcy Proceedings filed July 21, 1997 in the matter of Michael Eugene Crow, Debtor, Social Security No. [redacted]-2338, Case No. 97-06840, United States Bankruptcy Court for the Middle District of Tennessee.

(10) 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
Lea W. Stouffer,
Successor Trustee

1168 11/13 0101 03CHECK 572.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Carson, 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 13th day of November, 1997.

Julie A. Carson
Notary Public

My commission expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is One hundred fifty thousand + 00/100 Dollars ($ 150,000.00).

1st Trust Bank Nashville by
Dina Vinell AVP
Affiant

Subscribed and sworn to before me this the 13th day of November, 1997.

Julie A. Carson
Notary Public

My commission expires: 5-23-98

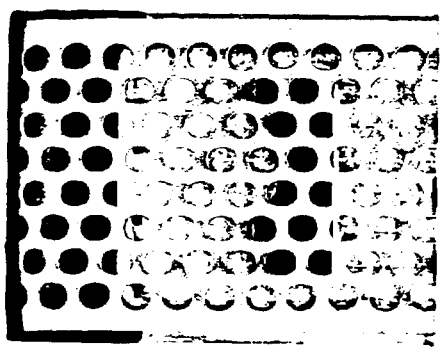
0369395
IDENTIFICATION REFERENCE

97 NOV 13 AM 11:19
REGISTER

PICK-UP

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

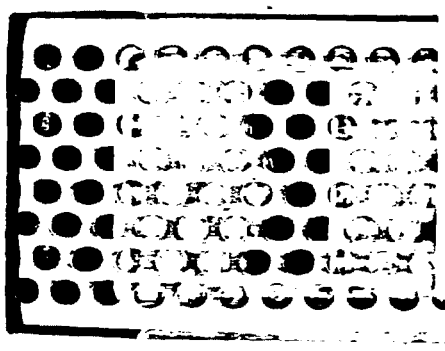
BOOK 10682 PG 644

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	
				150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	572.00

CHECK 572.00
11/13/97 01 11:18 0001 1168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0369395
IDENTIF. REFERENCE

97 NOV 13 AM 11:19

FELIX Z. WILSON
DAVIDSON COUNTY REGISTER

No. 1220338