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This instrument prepared by:

BOOK 10769 PG 91

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 Pkwy. Nashville, TN 37219 Attn: Nina Vowell	Same	82-9-28 82-9-29

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 26th day of January, 1998, by Lea W. Stouffer, Successor Trustee ("Successor Trustee").

WHEREAS, by Deed of Trust dated December 7, 1992, being of record in Book 8809, page 907, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Robert Joseph McCormick and wife, Helen Campbell McCormick, conveyed to Mark S. Moore, 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, Lender appointed Lea W. Stouffer to serve as Successor Trustee in place of Mark S. Moore in accordance with the terms of the Deed of Trust by an instrument of record in Book 10713, page 54, 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 o'clock a.m. on January 26, 1998, at the main (south) door of the Davidson County Courthouse, in Nashville, Tennessee (the "Foreclosure Notice"), such Foreclosure Notice appearing in said paper on January 1, 1998, January 8, 1998 and January 15, 1998; and

WHEREAS, the Successor Trustee further sent a copy of the Foreclosure Notice to Robert Joseph McCormick and Helen Campbell McCormick, 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 Fifty Four thousand and no/100s Dollars ($ 54,000.00), 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 $ 54,000.00, 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 now erected on the Property, and all easements,--

appurtenances, and fixtures now a part of the Property and all replacements and additions thereof, but no further or otherwise, located in Davidson County, Tennessee (collectively, the "Property"), and more particularly described as follows, to wit:

Tract I: Land in Davidson County, Tennessee, being the northerly 16-2/3 ft. of Lot No. 23 and the southwardly 16-2/3 ft. of Lot No. 25 on the Plan of North Nashville Real Estate Company's Property, of record in Book 21, page 105, Register's Office for said County.

Said parts of Lots Nos. 23 and 25 front together 33-1/3 ft. on the easterly side of 7th Avenue, North, formerly Vine Street, and runs back 174 ft. and 6 inches more or less, on the southerly line to an alley measuring 33-1/3 ft. thereon.

Tract II: Land in Davidson County, Tennessee, being the northerly 33 1/3 feet of Lot No. 25 in the North Nashville Real Estate Company's Plan, which plan is of record in Book 21, page 105, Register's Office for said County.

Said 33 1/3 feet fronts on the easterly side of Seventh Avenue, North, and extends back between parallel lines 172 feet to an alley in the rear.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from Glenn Ferguson of record in Book 8513, page 14, as to Tract I, and by deed from Charlie L. Ferguson and Alice F. Ferguson Smith of record in Book 8272, page 91, re-recorded in Book 8273, page 639, said Register's Office for Davidson County, Tennessee, as to Tract II.

The Property is improved property.

The street address of the Property is believed to be 1314-1316 7th Avenue North, Nashville, Tn 37208, 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 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 Property 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: all matters on the Plan of record in Book 21, page 105, 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 Property.

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

(9) 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

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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 Davidson, Tennessee, this 26th day of January, 1998.

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 Fifty four thousand dollars and no/100s Dollars ($ 54,000.00).

Affiant

Subscribed and sworn to before me this the 26th day of January, 1998.

Julie A. Carson
Notary Public

My commission expires: 5-23-98

01393708
IDENTIFICATION REFERENCE

98 JAN 26 PM 3:48

5925 01/26 0101 03CHECK 216-80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 54000.00
CON TX 199.80
PRFEE 1.00
MISC 16.00
TOTAL 216.80
CHECK 216.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/26/98 01 15:54 0001 5925

0393708
IDENTIFICATION REFERENCE

98 JAN 26 PM 3:49

DAVIDSON COUNTY, TN.

No.1246524