THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
P.O. BOX 24115
MEMPHIS, TN 38124-1155

BOOK 11047 PAGE 785

NAME: Tyrone Person, Fontella P. Person
S&K#: 98-1003
LOAN#: 0711275

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 3, 1994, recorded in Book 9375, Page 169, and re-recorded at Book 9507, Page 381, Register's Office of DAVIDSON County, Tennessee, Tyrone Person and wife, Fontella P. Person, conveyed to Vaden M. Lackey, Jr., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 10949, Page 500, in the Register's Office of DAVIDSON County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on July 22, 1998, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Union Planters Bank, a National Association, whose address is 7130 Goodlett Farms Pkwy Cordova, TN 38018-4908, at and for the sum of $30,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Union Planters Bank, a National Association, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Union Planters Bank, a National Association, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of DAVIDSON, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Being part of Lot No. 24 in Keller's Subdivision of Maxey Home Place, of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Scott Avenue, said point being 55 feet Northerly from the northwest corner of Litton Avenue, as widened by a 5-foot strip, and Scott Avenue; thence north with the westerly margin of Scott Avenue, 60 feet to a point; thence West 160 feet, more or less, to a point in the line between Lots Nos. 23 and 24 on said Plan; thence south with the line between said Lots, 60 feet to a point; thence east 155.85 feet, more or less, to the point of beginning.

This legal description is identical with that in Deed recorded in Book 9375, Page 169, and re-recorded at Book 9507, Page 381, Register's Office of DAVIDSON County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 9375, Page 169, and re-recorded at Book 9507, Page 381, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 9375, Page 166 and re-recorded in Book 9507, Page 379, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Union Planters Bank, a National Association, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 22nd day of July, 1998, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the 22nd day of July, 1998.

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-99
SHELBY COUNTY, TN

Christine K. Thomas
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 22nd day of July 1998.

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-99
SHELBY COUNTY, TN

Notary Public

PROPERTY ADDRESS: 2903 SCOTT AVE

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Union Planters Bank, a National Association
7130 Goodlett Farms Pkwy
Cordova, TN 38018-4908

S & K #:98-1003
Map & Parcel - 72 10 41

04699944

IDENTIF. & REFERENCE

98 AUG -3 PM 2:22

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

1563 08/03 01:01 03CHECK 126.00

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

RECEIVED OF _____

FOR _____

BOOK 11047 PAGE 788

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 126.00
CHECK 126.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1563

0469944
IDENTIF. # REFERENC

98 AUG -3 PM 2:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1327167