WHEREAS, on October 22, 1993, Angela Godwin, an unmarried person, executed to Vaden M. Lackey, Jr., Trustee, a certain deed of trust conveying to it as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 9126, Page 589, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the above named trustee has been replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr., and J. Allen Roberts as substitute trustees, of record in Book 10902, Page 434 of said Register's Office, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, Union Planters Bank, National Association, f/k/a Union Planters National Bank, a national banking association, as the owner thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD, a daily newspaper published in Nashville, Tennessee, the first insertion appearing on May 14, 1998, and subsequent insertions appearing on May 21, 1998, and May 28, 1998, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve noon on Friday, June 5, 1998, being the time and at the south door of the Court House, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Union Planters Bank, National Association, at and for the sum of $37,734.02, which is the highest and best bid in connection therewith;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said Union Planters Bank, National Association, the following real estate situated and located in Nashville, County of Davidson, State of Tennessee, to-wit:

MAIL ENV.

98 OCT -6 AM 9:16

REGISTER
DAVIDSON COUNTY, TN.

04966594

REFERENCE

Land in Davidson County, Tennessee, being Lot No. 148, on the Plan of Shelby Village No. Five, of record in Book 2854, Page 118, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Davidson County Register's Office.

IN WITNESS WHEREOF, Clifford D. Pierce, Jr., as Substitute Trustee has hereunto set his hand this the 5th day of June, 1998.

CLIFFORD D. PIERCE, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 5th day of June, 1998, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared CLIFFORD D. PIERCE, JR., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Substitute Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

NOTARY PUBLIC

ROSE A. BYBEE NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE

My Commission Expires Sept 25, 2001

My Commission Expires:
9-25-01

STATE OF TENNESSEE
COUNTY OF SHELBY

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I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,734.02, 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 this 5th day of June, 1998.

NOTARY PUBLIC

ROSE A. BYBEE
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE
My Commission Expires Sept 25, 2001

My Commission Expires:
9-25-01

PROPERTY ADDRESS: 1417 Electric Avenue
Nashville, TN 37206

MAIL TAX NOTICE TO: Union Planters Bank, National Association
P.O. Box 1860
Memphis, Tennessee 38101-1860

PREPARED BY AND RETURN TO: WYATT, TARRANT & COMBS
6075 Poplar Avenue, Suite 650
Memphis, Tennessee 38119

TAX PARCEL: 094-01-0-369.00

0016 10/06 0101 03CHECK 154-62

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

RECEIVED OF _____

FOR _____

BOOK 11144 PAGE 280

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	37734.02
CON TX	139.62
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	154.62
CHECK	154.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/06/98 01:16:0001 0016

0496594
IDENTIF. & REFERENCE

98 OCT -6 AM 9:16

BILL G... REGISTER
DAVIDSON COUNTY, TN.

No. 1355280