THIS INSTRUMENT PREPARED BY
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

BOOK 11225 PAGE 105

NAME: Kenneth A. Krasnicki,
S&K#: 98-1118
LOAN#: 336001402

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 7, 1986, recorded in Book 6853, Page 557, Register's Office of DAVIDSON County, Tennessee, Bo W. F. Wohlrabe and wife, Ethel D. Wohlrabe, conveyed to Gregory M. Galloway, 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 11004, Page 632, 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 November 18, 1998, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 am; 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 National Bank, whose address is 7130 Goodlett Farms Parkway, Cordova, TN 38018, at and for the sum of $60,629.34 that being the highest and best bid offered; and,

WHEREAS, the purchaser, 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 National Bank, 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 National Bank, 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 Lot Number 151, on the Plan of Battlewood, Section Two, of record in Plat Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This legal description is identical with that in Deed recorded in Book 6853, Page 557, 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 6853, Page 557, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7334, Page 106, Register's Office for DAVIDSON County, Tennessee.

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

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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 National Bank, its successors and assigns, in fee simple forever. Grantor makes no covenants of title nor warrants any condition of the property.

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 18 day of November 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 day and year written above.

ELIZABETH L. ADKINS NOTARY PUBLIC AT LARGE MY COMM. EXP. 9-18-2002 SHELBY CO. TN

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 $60,629.34, 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 date written above.

MY COMMISSION EXPIRES MAY 2, 2000

Notary Public

PROPERTY ADDRESS: 928 DRUMMOND DRIVE, , NASHVILLE, TN 37211

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Union Planters National Bank
7130 Goodlett Farms Parkway
Cordova, TN 38018

S & K #:98-1118
Map & Parcel - 119 16 77

MAIL ENV.

2721 11/30 0101 03CHECK 235.33

WILL C. BURNETT REGISTER
DAVIDSON COUNTY, TN.

98 NOV 30 PM 3:33

IDENTIF. + REFERENCE

05 17933

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	60629.34
CON TX	224.33
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	235.33
CHECK	235.33

11/30/98 01 15:33 0001 2721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05117933
IDENTIF. ▲ REFERENCE

98 NOV 30 PM 3:33

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1377758