PICK-UP

Instr:200006070056822 Page: 1 OF 2
REC'D FOR REC 06/07/2000 10:50:59AM
RECORD FEE: $10.81
M. TAX: $0.00 T. TAX: $135.98

ADDRESS OF NEW OWNER
Union Planters PMAC
P.O. Box 18001
Hattiesburg, MS 39404-8001

SEND TAX BILLS TO
Same

PREPARED BY:
Lowe & Baron Atty.
405 A Two Mile Pike
Goodlettsville, TN

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 5, 19996, of record in Book 10285, Page 862, Register's Office for Davidson County, Tennessee, Andrew P. Smith, conveyed certain real property therein described to Daniel R. Hawkins, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated April 27, 2000, Lowe & Baron Attorneys, P.C. was appointed Substitute Trustee to serve in the place and stead of Daniel R. Hawkins, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Instrument No. 200004270041719, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for Four consecutive weeks in the Nashville Record a newspaper published in Davidson, Tennessee, said notice being first published on May 11, 2000, and thereafter on May 18, 2000, and thereafter on May 25, 2000, which notice of sale advertised the sale of the property hereinafter described for June 1, 2000 at 11:00 A.M.; and

WHEREAS, on June 1, 2000 at 11:00 A.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Thirty Six Thousand Seven Hundred Fifty and no/100 Dollars ($36,750.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and the sum bid and paid as herein provided, Lowe & Baron Attorneys, P.C., Substitute Trustee, does hereby bargain, sell, transfer and convey unto Union Planters Bank, N.A., its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 3 on the unrecorded plat of the survey of Mrs. Kittie Spain King, made by John Robert Alley, Surveyor, August 6, 1970 described as follows:

Beginning at an iron stake in the easterly margin of Whites Creek Pike (U.S. Highway 431) said point being 430 feet northerly from R. K. Garrett's northwest corner and being also the common front corner of Tracts Nos. 2 and 3; thence with said margin of said Pike, North 7 deg. 00' West, 200 feet to an iron state, the common front corner of Tracts Nos. 3 and 4; thence south 85 deg. 30' east, 732 feet to an iron stake, the common corner of Tract Nos. 1, 3, 4 and 6; thence along the westerly line of Tract No. 1 which is also the easterly line of Tract No. 3 South 5 deg. 00'

west, 200 feet to an iron stake, the common rear corner of Tracts Nos. 2 and 3; thence with the line between Tracts Nos. 2 and 3, north 85 deg. 15' west 691 feet to the point of beginning, containing 3.23 acres, more or less.

Being the same property conveyed to the Grantor, by deed which is being placed of record simultaneously herewith in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Lowe & Baron Attorneys, P.C., as Trustee, do hereby transfer, assign and set over unto said Union Planters Bank, N.A., its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this 1 day of June, 2000.

LOWE & BARON ATTORNEYS, P.C.
Substitute Trustee

John H. Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of June, 2000, before me personally appeared John. H. Lowe, to me known, who, being by my duly sworn did say that he is a licensed shareholder of Lowe & Baron Attorneys, P.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said John H. Lowe acknowledged said instrument to be the free act and of said corporation.

Notary Public

My Commission Expires: 11-24-2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer of value of the property (whichever is greater) is $36,750.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn and subscribed before me this 1 day of June, 2000.

Notary Public

My Commission Expires: 11-24-2004

MORTGAGOR further conveys to the TRustee a 1985 14' x 70' Clayton Singlewide mobile home, VIN Number CLS72515IN, being underpinned with the wheels removed and forming a part of the property hereinabove described.