Davidson County DEEDTRS
Recvd: 09/11/02 08:49 4pgs
Fees:23.00 Taxes:185.93
20020911-0110315

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
215 Forrest Street Hattiesburg, MS 39401	New Owner	82-3/454

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Fifty Thousand Two Hundred Fifty and No/100 ($50,250.00) Dollars, the receipt of which is hereby acknowledged, Charles B. Reasor III, Successor Trustee ("Grantor"), acting as successor trustee only, has this day bargained and sold, and does hereby transfer and convey unto Union Planters Bank, N.A. ("Grantee"), Grantee's successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Sharpe and Crutcher's Addition to East Nashville, of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Margaret Lymon Patton and Leandro D. Patton by deed of record as Instrument Number 20001115-0113158, Register's Office for Davidson County, Tennessee.

This is improved property known as 1017 Lischey Avenue, Nashville, Tennessee 37207.

This conveyance is made pursuant to the powers conferred upon Grantor by a Deed of Trust (the "Deed of Trust") dated November 7, 2000 executed by Margaret Lymon Patton and Leandro D. Patton in favor of Grantee, as beneficiary, of record as Instrument Number 20001115-0113159, Register's Office for Davidson County, Tennessee ("RODC") with Grantor having been duly appointed successor trustee by an instrument of record as Instrument Number 20010924-0103191, RODC. As set forth in the notice of foreclosure sale (the "Notice"), a copy of which is attached hereto as Exhibit "A", published pursuant to the Deed of Trust and applicable law in the Nashville Record on October 4, 2001, October 11, 2001, and October 18, 2001, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust and the sale at foreclosure of the Property was scheduled for Thursday, October 25, 2001 at 11:30 a.m., at the front door of the Davidson County Courthouse in Nashville, Tennessee. At that time, the foreclosure sale was held and concluded as provided in the Notice with Grantee constituting the highest bidder at such sale.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, forever, Grantor, solely in Grantor's fiduciary capacity as successor trustee, covenants and binds

himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 10th day of September, 2002.

GRANTOR:

Charles B Reasor III, Successor Trustee

Charles B. Reasor III,
Successor Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Tammy P. White, a Notary Public for the state and county aforesaid, Charles B. Reasor III, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2002.

Tammy P. White
Notary Public

My Commission Expires:
11/25/2004

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $50,250.00.

Myra S. Bryant, V.P.
Affiant

SUBSCRIBED AND SWORN to before me, this 10th day of September, 2002.

11/25/2004
My Commission Expires

Tammy P. White
Notary Public

Exhibit "A"

NOTICE OF FORECLOSURE SALE

Default having occurred under a Deed of Trust (the "Deed of Trust") dated November 7, 2000 executed by Margaret Lymon Patton and Leandro D. Patton in favor of Emmett James House and Bill R. McLaughlin, as trustees, and Union Planters Bank, N.A. ("UPB"), as beneficiary, of record as Instrument Number 20001115-0113159, Register's Office for Davidson County, Tennessee ("RODC"); and Charles B. Reasor, III (the "Successor Trustee"), having been duly appointed successor trustee under the Deed of Trust by an Appointment of Successor Trustee of record as Instrument Number 20010924-0103191, RODC;

NOW, THEREFORE, I, Charles B. Reasor, III, as successor trustee and not otherwise, acting upon the demand of UPB which is the lawful owner and holder of the indebtedness secured by the Deed of Trust will on

Thursday, October 25, 2001

at 11:30 a.m. (eleven thirty o'clock in the morning) at the front door of the Davidson County Courthouse in Nashville, Tennessee, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Sharpe and Crutcher's Addition to East Nashville, of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Margaret Lymon Patton and Leandro D. Patton by deed of record as Instrument Number 20001115-0113158, Register's Office for Davidson County, Tennessee.

The street address of the Property is 1017 Lischey Avenue, Nashville, Tennessee 37207.

The map/parcel number of the Property is 82-3/454.

The Property sold pursuant to this notice of foreclosure sale shall be sold "AS IS," and neither the Successor Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments, plus penalty and interest (if any), riparian rights, and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property shall be conducted for cash (or credit upon the indebtedness

secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser) to be tendered upon the conclusion of the bidding; provided, however, that prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, may announce different or additional terms pursuant to which the sale of the Property shall be conducted.

This the 28th day of September, 2001.

Charles B. Reasor, III, as
successor trustee and not otherwise
WHITE & REASOR, PLC
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

WHITE & REASOR, PLC

By: _____
Charles B. Reasor, Jr.,
Attorneys for the
Successor Trustee

Insertion dates: October 4, 2001, October 11, 2001, and October 18, 2001.

Newspaper for Publication: Nashville Record