THIS INSTRUMENT PREPARED BY:

Claudia M. McCool
Staff Attorney
Old Hickory Credit Union
1000 Industrial Road, P.O. Box 431
Old Hickory, TN 37138

STATE OF TENNESSEE)
COUNTY OF Hamilton)

The actual consideration or value, whichever, is greater, for this transfer is $197,219.48.

Affiant Attorney For AmSouth Bank

Subscribed and sworn to before me, this 17th day of September, 2002.

Notary Public

My commission expires: MY COMMISSION EXPIRES MAY 7, 2003

Davidson County DEEDTRS
Recvd: 09/23/02 14:17 3pgs
Fees:18.00 Taxes:729.71
20020923-0115800

Address new owner As follows:	Send Tax Bills to:	Map-Parcel-Numbers
AmSouth Bank P.O. Box 10063 Birmingham, AL 35202-0053	SAME	Map 127 Parcel 264

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Bobby Todd Sneed and wife, Mary L. Sneed, by a Deed of Trust (the "Deed of Trust"), dated June 10, 1997, of record in Book 10496, page 231, Register's Office for Davidson County, Tennessee, conveyed to Thomas H. Webber, III and Bonnette A. Dawson, as Trustees, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by Bobby Todd Sneed, and was payable to Old Hickory Credit Union; and

WHEREAS, Old Hickory Credit Union, the owner and holder of the Note, removed Thomas H. Webber, III, and Bonnette A. Dawson, as Trustees under the Deed of Trust, and appointed Claudia M. McCool as Successor Trustee by an Appointment of Successor Trustee of record in Instrument Number 20011217-0138983, Register's Office for said County; and

WHEREAS, default was made in payment of the Note, and such default continued for a period of more than thirty (30) days after written notice thereof as provided in the Deed of Trust; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the Deed of Trust; and

WHEREAS, pursuant to instructions of Old Hickory Credit Union, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on August 8, 2002, August 15, 2002, and August 22, 2002; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (South) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 A.M. on Thursday, September 12, 2002, and AmSouth Bank, its successors and assigns (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of ONE HUNDRED NINETY-SEVEN THOUSAND TWO HUNDRED NINETEEN AND 48/100 ($197,219.48) DOLLARS.

NOW THEREFORE, Claudia M. McCool, in her capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1B on the Plan of Resubdivision of Lots 1 and 3 Todd Sneed Subdivision of record in Plat Book 6900, page 596, Register's Office for said County, to which plan reference is made for a more complete description.
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> Being a portion of the same property conveyed to B. Todd Sneed and Jeffrey H. Sneed, as joint tenants with right of survivorship, by deed from Lloyd L. Holden and wife, Alice D. Holden, of record in Book 7140, page 26, Register's Office for Davidson County, Tennessee. Jeffrey H. Sneed and wife, Lynne Sneed subsequently conveyed Jeffrey H. Sneed's interest in the property to B. Todd Sneed pursuant to quitclaim deed of record in Book 8667, page 394, Register's Office for Davidson County, Tennessee. Thereafter, B. Todd Sneed and wife Mary L. Sneed took title to the property as tenants by the entirety pursuant to a quitclaim deed executed by B. Todd Sneed and wife, Mary L. Sneed and Helen D. Scott, Trustee, of record in Book 8667, page 396, Register's Office for Davidson County, Tennessee.
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> The street address of the above-described property is 8056 Charlotte Pike, Nashville, TN 37221.

TO HAVE AND TO HOLD the aforesaid real estate, free from all right of homestead, equity of redemption, the Tennessee statutory right of redemption, and all other rights and exemptions of every kind, including but not limited to any statutory right to an elective share in the subject property, all such rights being waived in the Deed of Trust, in as full and complete

manner as the undersigned, in her capacity as Successor Trustee, and not otherwise, has the power to convey the same.

The above-described property is conveyed subject to the following: (1) any and all liens against said property for unpaid property taxes; and (2) any and all encumbrances that have a priority over the Deed of Trust.

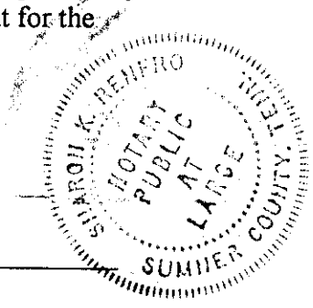
IN WITNESS WHEREOF, Claudia M. McCool, in her capacity as Successor Trustee, and not otherwise, has set her signature on this 13th day of September, 2002.

Claudia M. McCool, Successor Trustee
Claudia M. McCool, as Successor Trustee, and not Otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claudia M. McCool, Successor Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of September, 2002.



Sharon K. Renfro
Notary Public

My Commission Expires: 10-17-05