052-07-0 048.00

This instrument was prepared by Union Planters Mortgage, Inc., 215 Forrest Street, Hattiesburg, Mississippi 39401. The name and address of the new owner and to whom the tax statement should be sent to is Julia Eggers, 1012 Berwick Trail, Madison, Tennessee 37115.

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $87,000.00, which amount is equal to or greater than the mount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 23rd day of September, 2002.

Notary Public

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 3-25-06

My Commission Expires:

_____

SPECIAL WARRANTY DEED

For and in consideration of the sum of EIGHTY-SEVEN THOUSAND ($87,000.00) DOLLARS, cash in hand paid, and other goods and valuable considerations, the receipt of which is hereby acknowledged, UNION PLANTERS MORTGAGE, INC., A MISSISSIPPI CORPORATION F/K/A UNION PLANTERS PMAC, INC. ("Grantor"), this date has bargained and sold, and by these presents does transfer and convey unto JULIA EGGERS, ("Grantee"), the following described real estate situated in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF MADISON HEIGHTS, SECTION II, PART 11, OF RECORD IN PLAT BOOK 2133, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO UNION PLANTERS MORTGAGE, INC., A MISSISSIPPI CORPORATION F/K/A UNION PLANTERS PMAC, INC. BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT 20020529-0064975, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDWARR
Recvd: 10/04/02 08:39 2pgs
Fees:13.00 Taxes:321.90

20021004-0121141

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said part of the second part, his heirs, successors and assigns in fee simple forever. The grantor does hereby covenant with the Grantee, except as above noted, that at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

Grantor makes no representations or warranties of any kind or character, expressed or implied, as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected the property and is purchasing the same based on no representations or warranties, expressed or implied, made by Grantor, but on its own judgment.

In Witness Whereof, Union Planters Mortgage, Inc., has caused this instrument to be executed by its CEO on this 20th day of September, 2002.

Union Planters Mortgage, Inc.

By: Morgan McCarty
Its: CEO

STATE OF MISSISSIPPI)
COUNTY OF FORREST)

Personally appeared before me, a Notary Public in and for said County and State, on this 20th day of September, 2002, within my jurisdiction, the within named Morgan McCarty, with whom I am personally acquainted and who upon oath acknowledged herself to be CEO, of Union Planters Mortgage, Inc., and that for and on behalf of said corporation and as its act and deed in its said representative capacity he executed the above and forgoing instrument, after first having been authorized by said corporation so to do.

DIANNE W BOONE LAMAR COUNTY, MS NOTARY PUBLIC

Notary Public
My Commission Expires: MY COMMISSION EXPIRES JULY 31, 2004

Grantor's Address:
Union Planters Mortgage, Inc.
215 Forrest Street
Hattiesburg, MS 39401

Grantee's Address:
Julia Eggers
1012 Berwick Trail
Madison, TN 37115