Davidson County DEEDTRS
Recvd: 03/11/03 13:32 3pgs
Fees:18.00 Taxes:155.40
20030311-0032112

This instrument prepared by:
WILLIAMS & PROCHASKA, P.C.(WMC)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Mary Sue Gifford 104 Babbs Court Joelton, Tennessee 37080	SAME	Map/ Parcel: 17-16.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of March 6, 2003, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Mary Sue Gifford ("Purchaser").

WHEREAS by Deed of Trust dated May 31, 2001, of record in at Instrument No. 20010607-0060331, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor conveyed to Daniel R. Hawkins, as Trustee, the hereinafter described real estate, to secure payment to Union Planters Bank, N.A. of a promissory note dated May 31, 2001 (the "Note"); and

WHEREAS, the lawful holder of the Note, Union Planters Bank, N.A., appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20021206-0150871, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the

Successor Trustee caused notice to be published in the *Nashville Record* that the property would be sold at 10:30 a.m. on Thursday, March 6, 2003, at the property located at 1766 Union Hill Road, Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on February 13, 20 and 27, 2003, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon, to be offered for sale, and after opening the floor for competitive bids, sold said Property to Purchaser at the price of Forty-Two Thousand Dollars ($42,000) (the "Purchase Price") this being the highest, last and best bid;

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of the Purchase Price, by these presents do transfer and convey unto Purchaser his/her/its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

Land in Davidson County, Tennessee, as follows:

Tract No. II: A tract of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, according to a survey made by Joe Henry, Surveyor, as follows:

Beginning at a point in center of Greer Road opposite center line of Union Hill Road; thence North 75 ½ deg. East 92 feet to an iron pin; thence South 69 deg. East 166 feet to an iron pin; thence South 37 deg. West 52 feet to an iron pin; thence South 45 deg. East 91 feet to an iron pin; thence South 62 deg. West 169 feet to a point in the center of Union Hill Road; thence running with center of Union Hill Road approximately 244 feet to the point of beginning.

Being the same property conveyed to Raymond Umphenour, Jr. and wife, Dawn Umphenour, by deed from Robert Lee West, Unmarried, of record in the Register's Office for Davidson County, Tennessee, Instrument No. 20010607-0060330.

Property Address: 1766 Union Hill Road
Goodlettsville, Tennessee 37072

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Joseph R. Prochaska
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Bembrey, a Notary Public of said County and State, Joseph R. Prochaska, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 10th day of March, 2003.

Notary Public
My Commission Expires: My Commission Expires MAY 20, 2004

CONNIE BEMBREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,000.00

Affiant

Sworn to and Subscribed
before me, this the 10th
day of March, 2003.

Notary Public
My Commission Expires:
March 20, 2004