Davidson County DEEDTRS
Recvd: 03/14/03 11:14 3pgs
Fees:18.00 Taxes:471.47
20030314-0034358

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 31, 2001, Russell Frederick, an unmarried man, executed to D. M. Grisham, Trustee, a certain deed of trust conveying to him as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record under Instrument No. 20011107-0122493, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20030122-0008915 in said Register's Office the above named trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr., and Mary K. Alissandratos, as substitute trustees, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, Union Planters Bank, National Association, as the owner, by assignment thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD, a newspaper published in Nashville, Davidson County, Tennessee, the first insertion appearing on February 13, 2003, and subsequent insertions appearing on February 20, 2003 and February 27, 2003 giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at ten-thirty o'clock (10:30 a.m.) on Thursday, March 6, 2003, being the time and at the main entrance of the Courthouse, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Union Planters Bank, National Association., at and for the sum of $127,425.00, which is the highest and best bid in connection therewith;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby

bargains, sells, conveys, and confirms unto said Union Planters Bank, National Association, the following real estate situated and located in Davidson County, Tennessee, to-wit:

> Being Lot No. 145 on the Subdivision Plat of Cane Ridge Farms, Section One, Phase Two of record in Instrument No. 20010404-0032708, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Russell Frederick, an unmarried man, by warranty Deed of record under Instrument No. 200111070122492 in the Register's Office of Davidson County, Tennessee.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Davidson County Register's Office.

IN WITNESS WHEREOF, Clifford D. Pierce, Jr., as Substitute Trustee has hereunto set his hand this the 6th day of March, 2003.

CLIFFORD D. PIERCE, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 6th day of March, 2003, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Clifford D. Pierce, Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Substitute Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

Sherrie C. Lee
NOTARY PUBLIC

My Commission Expires:
6-28-03

SHERRIE C. LEE
MY COMM EXP
NOTARY PUBLIC AT LARGE
June 28, 2003
SHELBY CO., TN

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $127,425.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me on this 6th day of March, 2003.

NOTARY PUBLIC

SHERRIE C. LEE
MY COMM EXP
NOTARY PUBLIC AT LARGE
June 28, 2003
SHELBY CO., TN

My Commission Expires:

6-28-03

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PROPERTY ADDRESS: 1877 Annalee Drive
Antioch, TN 37013

OWNER AND MAIL TAX NOTICE TO: Union Planters Bank, National Association
215 Forest Street
Hattiesburg, MS 39401

PREPARED BY: Wyatt, Tarrant & Combs, LLP
1715 Aaron Brenner Drive, Suite 800
Memphis, TN 38120

Tax Parcel ID: 174-11-0-A-046.00