Davidson County DEEDTRS
Recvd: 03/14/03 15:05 3pgs
Fees:18.00 Taxes:85.10
20030314-0034584

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

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Woods Motor Company 745 Tahlena Avenue Madison, TN	SAME	52-01-1.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of December 19, 2002, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Wood Motor Company ("Purchaser").

WHEREAS by Deed of Trust dated December 12, 2000, of record at Instrument No. 20001215-0123527, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor conveyed to Judy P. Akins, as Trustee, the hereinafter described real estate, to secure payment to Union Planters Bank, N.A. of a promissory note dated December 12, 2000 (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. 20020909-0108989, 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, December 19, 2002, at 835 Neely's Bend Road, Madison, Davidson County, Tennessee, such advertisement appearing in said paper on November 28, December 5 and 12, 2002, and sent a copy of such notice to Debtors 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 Twenty-three Thousand Dollars ($23,000.00) (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 and 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, being Lot No. 1 on the Plan of Rosewood subdivision, of record in Book 6900, Page 902, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.
>
> Being the same property conveyed to the Grantors herein by Special Warrant Deed from EMC Mortgage Corporation, Substitute Servicer and as Attorney-in-Fact for Bankers Trust Company of California, N.A. as Custodian or Trustee under the applicable Custodial or Trust Agreement, which Special Warranty Deed is being recorded simultaneously herewith.
>
> Property Address: 835 Neelys Bend Road
> Madison, TN 37115

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.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand at office, this 14th day of ~~December~~ March, ~~2002~~ 2003.

Notary Public
My Commission Expires: My Commission Expires MAY 30, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and Subscribed
before me this the ____
day of _____, 2002.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 2003.

Deputy Register