THIS INSTRUMENT PREPARED BY
LAW OFFICES OF SHAPIRO & KIRSCH
6750 LENOX CENTER COURT, SUITE 202
MEMPHIS, TN 38115

NAME: Stann V. Johnson
a single man
S&K#: 03-2139
LOAN#: 6163294512

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 28, 1999, recorded in Book 11325, Page 469, Register's Office of Davidson County, Tennessee, Stann V. Johnson, a single man and Lynnette A. Brady a single woman, conveyed to Richard A. Northcutt, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument No. 20030620-0085823, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on July 16, 2003, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to UNION PLANTERS BANK, N.A., whose address is PO Box 18001, Hattiesburg, MS 39404-8001, at and for the sum of $68,049.14 that being the highest and best bid offered; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by UNION PLANTERS BANK, N.A., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said UNION PLANTERS BANK, N.A., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 31-B, Zone Lot Division of Lots 31, 39, and 40, Lakeview Hills, Section Two, of record in Plat Book 6250, Page 325, amending Plat Book 5800, Page 137, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This legal description is identical with that in Trust Deed recorded in Book 11325, Page 469, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 11325, Page 469, Register's Office of Davidson County, Tennessee.

Davidson County DEEDTRS
Recvd: 09/30/03 11:26 2pgs
Fees:13.00 Taxes:251.78
20030930-0144103

The last deed of record is Quitclaim Deed recorded in Instrument No. 20001113-0112319, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto UNION PLANTERS BANK, N.A., its successors and assigns, in fee simple forever, to whom the said Denise Griffin, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on July 16, 2003.

Denise Griffin, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 16, 2003, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day above written.

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO. TN My Comm. Exp. 12-20-05

12/20/05
My commission expires:

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $68,049.14, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wendy Mcinnis, Asst Vice Pres
Affiant Union Planters Bank, N.A.

Subscribed and sworn to before me on the 22nd day of August, 2003.

LARRY W. ROYALS, FORREST COUNTY, MS NOTARY PUBLIC

MY COMMISSION EXPIRES SEPT. 18, 2005
My commission expires:

Notary Public

PROPERTY ADDRESS: 3243 PRIESTWOODS DRIVE, NASHVILLE, TN 37214

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
UNION PLANTERS BANK, N.A.
PO Box 18001
Hattiesburg, MS 39404-8001

S & K #:03-2139
Map & Parcel - 108-16-0-288

PREPARER'S NOTE: **IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.**