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MAR 16 2 58 PM '98

THIS INSTRUMENT PREPARED BY & RETURN TO:
WILLIAM T. MAXWELL, JR. ATTORNEY
1789 KIRBY PARKWAY, SUITE 2
MEMPHIS, TENNESSEE 38138

BK 979 PG 302
W.E. DAVIS CH. CLK.

RELEASE DEED

WHEREAS, by that certain trust deed described hereinafter and recorded in the Register's Office of Shelby County, Tennessee, the Mortgagor conveyed to the Trustee the real estate described therein for the purpose of securing the payment of the indebtedness evidenced by the note(s) described therein;

WHEREAS, said note(s) have been paid in full, and there is nothing due or owing thereon nor under the terms and provisions of said trust deed;

WHEREAS, said trust deed is described as follows:

Date: December 27, 1996
Book No.: 944
Page No.: 130
Mortgagor: John F. Phillips and wife Sandra L. Phillips
Trustee: Bill R. McLaughlin
Property Address: 8260 Hunters Creek Drive, Olive Branch, MS 38654

NOW, THEREFORE, in consideration of the premises, the undersigned, UNION PLANTERS BANK, NATIONAL ASSOCIATION the legal owner and holder of said note(s), acknowledges full payment and satisfaction thereof, and hereby releases and discharges the lien of said trust deed, and to this end quit claims and conveys unto the Mortgagor, the heirs and assigns of the Mortgagor, all the undersigned's right, title and interest in and to said real estate.

The undersigned covenants with the Mortgagor that the undersigned is the legal owner and holder of the notes (s), and discharge the lien of said trust deed.

IN WITNESS WHEREOF the undersigned has executed (or caused its corporate name to be executed by and through its proper officers duly authorized so to do, this 11 day of March, 1998.

UNION PLANTERS BANK, NATIONAL ASSOCIATION

By:
Title:

Kate Ruby
Banking Officer

COUNTY, Shelby

Before me, a Notary Public, of the State and County aforesaid, personally appeared Kate Ruby 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 Banking Officer of UNION PLANTERS BANK, NATIONAL ASSOCIATION, within name a bargainer, a corporation, and that he as such Officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Officer.

WITNESS my hand and seal at office this 11th day of March, 1998.

Verne Mason

MY COMMISSION EXPIRES NOTARY PUBLIC

My Commission Expires: APRIL 13, 1999