This Instrument Prepared By:
John H. Bailey, III
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

BOOK 5092 PAGE 101

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel Numbers
GUARANTY MORTGAGE COMPANY, a division of First American National Bank of Nashville	-SAME-	MAP 92-16 PAR 73
(Name)	(Name)	MAP 92-16
First American Center		PAR 362
(Address)		
Nashville , Tennessee 37237		
(City) (State) (Zone)		

WHEREAS, by Deeds of Trust dated respectively March 14, 1974 and April 30, 1975, of record in Book 4796, page 607, and Book 4908, page 498, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 4931, page 679, said Register's Office, Gail Pigg, Trustee, conveyed certain real property therein described to Herschel Greer, Trustee, to secure the indebtednesses described in said Deeds of Trust; and

WHEREAS, said Deeds of Trust contain a power in the Trustee to sell the hereinafter described property in the event of default upon payment of the indebtednesses secured thereby; and

WHEREAS, by instrument dated November 5, 1976, Doctor R. Crants was appointed Successor Trustee to serve in the place and stead of Herschel Greer, Trustee, pursuant to the aforementioned Deeds of Trust, said appointment of Successor Trustee being recorded in Book 5085, page 387, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtednesses described in said Deeds of Trust has not been paid in accordance with their terms and default in the payment thereof has been declared; and

WHEREAS, at the request of the lawful owner and holder the indebtednesses secured by said Deeds of Trust, the Successor Trustee gave notice of the time and place of sale of the real estate herein described, all in accordance with said Deeds of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on November 9, 1976, and thereafter on November 16, 1976, and November 23, 1976, which notice of sale advertised the sale of the property hereinafter described for November 30, 1976, at 12:00 noon; and

WHEREAS, on November 30, 1976, at 12:00 noon at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of said Deeds of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deeds of Trust, and the Successor Trustee having received a bid of $1,600,000 from Guaranty Mortgage Company, a division of First American National Bank of Nashville, which bid was the last, highest and best bid for the said property and payment thereof by reason of credit upon the indebtedness described in the first Deed of Trust hereinabove mentioned having been received by the Successor Trustee, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Doctor R. Crants, Successor Trustee, does hereby bargain, sell, transfer and convey unto Guaranty Mortgage Company, a division of First American National Bank of Nashville, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference.

TO HAVE AND HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all right and equity of redemption and all other legal rights or exemptions of the Grantor of the said Deeds of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deeds of Trust.

I, Doctor R. Crants, as Successor Trustee, do hereby transfer, assign, and set over unto said Guaranty Mortgage Company, a division of First American National Bank of Nashville, its successors and assigns, all of the covenants and warranties contained in said Deeds of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Successor Trustee, but no further or otherwise.

WITNESS my hand as Successor Trustee, on this 30th day of November, 1976.

Doctor R. Crants, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared Doctor R. Crants, the within named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Successor Trustee named herein, and that he, as such Successor Trustee, executed the foregoing instrument (SUCCESSOR TRUSTEE'S DEED) for the purposes therein contained, and that the actual consideration or value, whichever is greater, for this transfer is $1,600,000.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 30th day of November, 1976.

John H. Bailey, III
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
5/7/77

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 1976.
Deputy Register

D 79035

IDENTIFICATION REFERENCE

NOV 30 2 16 PM '76

FEE REGISTER DAVIDSON COUNTY, TENN.

NOV30 76 CONV * .00 1,600,000.00
NOV30 76 STAX B* .50
NOV30 76 PRFEE B* 6.00 * 1,166.50
NOV30 76 WDEED

Land in Davidson County, Tennessee, being Lots Nos. 91, 92, 93, 109, 110, and 111, on the Plan of O. B. Hayes First Plan of Small Lots of record in Plan Book 1, page 69, Chancery Court of Nashville, Tennessee.

SAID Lots No. 91 and 92 front together 100 feet on the westerly side of 17th Avenue South and run back between parallel lines, the northerly line of Lot No. 91 running along the southerly margin of South Street, 150 feet more or less, to an alley.

SAID Lot 93 fronts 50 feet on the west side of 17th Avenue South and runs back between parallel lines 151 feet, more or less, to an alley.

SAID Lots Nos. 109 and 110, and 111 front together 150 feet on the easterly side of 18th Avenue South and run back between parallel lines, 150 feet to an alley.

Lots 91 and 92: Being the same property conveyed to Gail P. Pigg, Trustee, by deed from Jat Music, Inc., a California corporation, of record in Book 4796, page 605, Register's Office for Davidson County, Tennessee.

Lot 93: Being the same property conveyed to Gail Pigg, Trustee, with full power to sell, transfer, mortgage or convey without the joinder of any beneficiary, by deed from Dorothy Ann Dillard of record in Book 4780, page 491, Register's Office for Davidson County, Tennessee.

Lots 109 and 110: Being the same property conveyed to Gail Pigg, Trustee, by deed from William L. Derryberry and wife, of record in Book 4743, page 811, Register's Office for Davidson County, Tennessee.

Lot 111: Being the same property conveyed to Gail P. Pigg, Trustee, by deed from Charles B. Whitworth, Jr. and wife, of record in Book 4743, page 815, Register's Office for Davidson County, Tennessee.

EXHIBIT A