This Instrument Prepared By:
BASS, BERRY & SIMS (SLF)
2700 First American Center
Nashville, TN 37238

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
First American Bank of Nashville, N.A.	Same	92-9 383
		92-2 369
First American Center	ATTN: McCoy C. Zachry	92-2 2
Nashville, TN 37237		

WHEREAS, by Deed of Trust dated October 20, 1972, of record in Book 4648, page 626, Register's Office for Davidson County, Tennessee, Austin G. Swett and wife, Jacqueline N. Swett conveyed certain real property therein described to William K. Beasley, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated June 4, 1981, Keith B. Simmons was appointed Successor Trustee to serve in the place and stead of William K. Beasley, Trustee, pursuant to the aforementioned Deed of Trust, said appointment of Successor Trustee being recorded in Register's Office for Davidson County, Tennessee, in Book 5753, page 943; and

WHEREAS, said Deed of Trust contains a power in the Successor Trustee to sell the hereinafter-described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Successor Trustee gave notice of the time and place of sale, all in accordance with said Deed 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 July 16, 1981, and thereafter on July 23, 1981 and July 30, 1981, which notice of sale advertised the sale of the property hereinafter described for August 7, 1981 at 12:00 Noon; and

WHEREAS, on August 7, 1981, at 12:00 Noon at the front (south) 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 Deed 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 Deed of Trust and the Successor Trustee having received a bid of Eighty-Five Thousand and No/100 Dollars ($85,000.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, 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, Keith B. Simmons, Successor Trustee, does hereby bargain, sell, transfer and convey

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unto First American Bank of Nashville, N.A., 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 TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are in prior in right to the lien of the aforesaid Deed of Trust and expressly subject to matters of record on the plan of record in Book 2133, page 52, said Register's Office.

I, KEITH B. SIMMONS, as Successor Trustee, do hereby transfer, assign and set over unto said First American Bank of Nashville, N.A., its successors and assigns, all of the covenants and warranties contained in said Deed 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 the 13th day of August, 1981.

Keith B. Simmons
KEITH B. SIMMONS
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 KEITH B. SIMMONS, 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 Eighty-Five Thousand and No/100 Dollars ($85,000.00).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this the 13th day of August, 1981.

Samuel L. Felker
Notary Public

SAMUEL L. FELKER * NOTARY PUBLIC AT LARGE * STATE OF TENN.

My Commission Expires:
10/21/1984

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IDENTIF. REFERENCE
AUG 20 8 35 AM '81
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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Exhibit A

TRACT NO. I:

Land in Davidson County, Tennessee, being lot No. 11 of Block 1 on the Map of the Subdivision of the Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

Said lot No. 11 fronts 50 feet on the southerly side of Meharry Boulevard formerly Heffernan Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Austin G. Swett and wife, Jacqueline N. Swett, by deed from Pauline Black, of record in Book 3874, page 267, Register's Office for said County.

TRACT NO. II:

Land in Davidson County, Tennessee, being a part of a reserved tract of land at the northeast corner of 39th Avenue North and Clifton Avenue in College Hill Subdivision, Section 2, as of record in Book 2133, page 52, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of 39th Avenue North, said point being 100 feet from the southerly margin of Batavia Street; thence with said margin southerly 160.94 feet to a point; thence with a radius of 13 feet around a curve, 19.71 feet to a point in the northerly margin of Clifton Avenue, thence easterly along a curve in said northerly margin of Clifton Avenue 101.57 feet to a point; thence continuing easterly along said margin 26 feet to a point; thence northerly 121.99 feet to a point in the southwest corner of lot 79 of said Subdivision; thence with the westerly line of said Lot 79, 73.5 feet to a point; said point being 100 feet in the southerly direction from Batavia Street; thence westerly 159.7 feet to the point of beginning.

Being the same property conveyed to Austin G. Swett and wife, Jacqueline N. Swett by deed from Calvin L. McKissack, as of record in Book 3957, page 463, Register's Office for said County.

TRACT NO. III:

Land in Davidson County, Tennessee, being an unnumbered tract on the plan of College Hill Section II, of record in Book 2133, page 52, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Batavia Street, at the northwest corner of Lot 79 on the said plan; thence with the westerly line of said lots, southerly 100 feet to a point; thence westerly 159.7 feet to a point in the easterly margin of 39th Avenue North; thence with the same, northwardly 80.12 feet to a point at the beginning of a curve; thence around said curve, northeasterly 31.30 feet to a point in the southerly margin of Batavia Street; thence with the same, easterly 139.4 feet to the point of beginning.

Being the same property conveyed to Austin G. Swett and wife, Jacqueline N. Swett, by deed from William DeBerry McKissack, Anne Elizabeth McKissack Brown and First American National Bank of Nashville, Nashville, Tennessee, as Co-Executors and Co-Trustees under the Will of Calvin L. McKissack of record in Book 4515, page 172, Register's Office for said County.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5784 PAGE 443

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65000.00- CO	
			221.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 230.50-	
3245A	08/20/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

AUG 20 8 35 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 838901