AMERICAN REALTY & INVESTMENT CORPORATION
2204 Lebanon Road
Nashville, TN. 37214

THIS INSTRUMENT WAS PREPARED BY:
Donald R. O'Guin, Sr., Trustee
2204 Lebanon Road
Nashville, TN. 37214

BOOK 5871 PAGE 334

SEND TAX BILLS:

Loan Guaranty Office
Veterans Admin. Regional Office
110 9th Avenue South
Nashville, Tennessee 37203

Field Bk.
Map 92-13
Parcel 389
Location: 240 35th Ave. North

TRUSTEE'S DEED

WHEREAS, on the 3rd of March 1980, Donald R. O'Guin, Sr. was named Trustee by an Installment Deed of even date executed by Jerry W. Craighead and wife Wanda Craighead, conveying to him as Trustee the real estate hereinafter described, said Installment Deed was executed to secure the payment of Thirty Thousand Dollars, ($30,000.00) principal and interest at 10% per annum on the unpaid balance, said Installment Deed is recorded in Book 5646, Page 808, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Instalment Deed by instrument recorded in Book 5646, Page 808 in the Register's Office for Davidson County, Tennessee; I Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtness, and under and by virtue of the powers vested in me as such Trustee in said Installment Deed, advertised the said real estate as required by law and by the terms of said Installment Deed by giving twenty-one (21) days notice by three (3) successive publications, namely: December 31, 1981, January 7 and January 14, 1982, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Installment Deed.

PURSUANT to said advertisment on January 22, 1982 at 12:00 Noon a.m. at the South door of the Courthouse in Davidson County, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Installment Deed, at which time American Realty and Investment Corpoation, 2204 Lebanon Road, Nashville, Tennessee, 37214, submitted the highest and best bid in the amount of Twenty Nine Thousand Five Hundred Fifty Dollars and Eighty- Six Cents, ($29,550.86); and

WHEREAS, A M C Mortgage Company, Inc., 2204 Lebanon Road, Nashville, Tennessee has an unpaid mortgage recorded in Book 5646, Page 808, in the amount of Twenty Nine Thousand Five Hundred Fifty Dollars and Eighty-Six Cents, ($ 29, 550.86) and American Realty and Investment Corporation by the purchase of the herein described property agrees to assume this unpaid balance to A M C Mortgage Company, Inc.

NOW THEREFORE, in consideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to Amreican Realty and Investment Corporation, 2204 Lebanon Road, Nashville, Tennessee, 37214, their successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

BEING Lot No. 135 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee. Said lot fronts 60.5 feet on the easterly side of 35th Avenue North and extends back along the northerly side of Dakota Avenue 132.5 feet on the northerly line and 128.5 feet on the southerly line to a 20 foot alley in the rear, measuring 80 feet thereon.

BEING the same property conveyed to Donald R. O'Guin, Sr., and wife, Catherine Regenia O'Guin by deed from Joe L. Steelman and wife, Jodean Steelman of record in Book 5424, Page 852, Register's Office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to American Realty and Investment Corporation, 2204 Lebanon Road, Nashville, Tn. 37214, all the rights conveyed to me as said Trustee in said Installment Deed, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the pwoer vested in me under said Installment Deed hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 26th day of January, 1982.

Donald R. O'Guin, Sr., Trustee

STATE OT TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. O'Guin, Sr., the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee 26th day of January, 1982.

Jane P. Quarles Caplan
Notary Public

JANE P. QUARLES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7-18-82

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Twenty Nine Thousand Five Hundred Fifty Dollars and Eighty Six Cents, ($29,550.86).

Affiant James O'Guin, President

Subscribed and sworn to before me, this the 26th day of January, 1982.

Jane P. Quarles Caplan
Notary Public

JANE P. QUARLES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7-18-82

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IDENTIFICATION REFERENCE

APR 9 10 58 AM '82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5871 PAGE 336

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
			29550.86 CO	
			76.96 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	83.46-
			1198A04/09/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68529

IDENTIF. REFERENCE

APR 9 10 58 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 875374