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

SEND TAX BILLS:

Southeast Mortgage Company
Mortgage Bankers
Loan No. 310487
P.O. Box 524950
Miami, Fla. 33152

Field Bk. 27 W 14785
Map 83-6
Parcel 382
Location: 1920 Eastland

BOOK 5876 PAGE 584

TRUSTEE'S DEED

WHEREAS, on the 22nd of August 1978, Donald R. O'Guin, Sr. was named Trustee by an Installment Deed of even date executed by Vernon Brown Williams and wife, Dorothy Virginia Williams, conveying to him as Trustee the real estate hereinafter described, said Installment Deed was executed to secure the payment the Eighteen Thousand Dollars, ($18,000.00) principal and interest at 10% per annum on the unpaid balance, said Installment Deed is recorded in Book 5448, page 145, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed trustee under said Installment Deed by instrument recorded in Book 5448, page 145 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 poweres 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 o fhte quities 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 Corporation, 2204 Lebanon Road, Nashville, Tennessee 37214, submitted the highest and best bid in the amount of Nineteen Thousand Four Hundred Fifty One Dollars and Seventy-One Cents, ($19,451.71); and

WHEREAS, A M C Mortgage Company, Inc., 2204 Lebanon Road, Nashville, Tennessee has an unpaid mortgage recorded in Book 5448, Page 145 in the amount of Nineteen Thousand Four Hundred Fifty One Dollars and Seventy One Cents, ($19,451.71) 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 American Realty and Investment Corporation, 2204 Lebanon Road, Nashville, TN 37214, their successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

BEING the same property located in Davidson County, Tennessee, being the east 20.5 feet of Lot No. 8 and the west 19.5 feet of Lot No. 7 on the Plan of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Vernon Brown Williams and wife, Dorothy Virginia Williams by deed from Donald R. O'Guin, Sr. and wife Catherine Regenia O'Guin of record in Book 4338, Page 145, 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 power 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 OF 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.

Notary Public

My Commission Expires: 1-18-82

STATE OF TENNESSEE

COUNTY OF DAVIDSION

The actual consideration or value, whichever is greater, for this transfer is Nineteen Thousand Four Hundred Fifty One Dollars and Seventy-One Cents, ($19,451.71).

Affiant James O'Guin, President

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

Notary Public

My Commission Expires: 1-18-82

G: 8 8 3 9 8

RUSH

IDENTIF. REFERENCE

APR 23 11 28 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5876 PAGE 586

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
			19.00 .71- CO	
			26.70 CO TX	
			.50 PRFEE	
			0.00 ADFEE	
			CHECK	27.80-
			3518A04/23/83 CAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

C 88398
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Fidelity Mtg.
4.25. 1128 A.M.
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Felix Z. Wilson #
Key
Rhea Co
Jenn

No. 877597