OFFICIAL RECEIPT

AMERICAN REALTY & INVESTMENT CORPORATION
1006 Forrest Avenue
Nashville, TN. 37206

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

SEND TAX BILLS:

BOOK 5229 PAGE 804

Mortgage Corporation of the South
2119 6th Ave. North, P.O. Box 10726
Birmingham, AL. 35202

Field BK
Map: 83-14
Parcel: 201
Location: 1708 Fatherland St.

TRUSTEE'S DEED

WHEREAS, on the 20th of October, 1978, 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 Twenty Nine Thousand Dollars, ($29,000.00) principal and interest at 10% per annum on the unpaid balance, said Installment Deed is recorded in Book 5345, Page 251, 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 5345, Page 251, 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 1,8 and Dec. 15th,1983, 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 Dec. 27, 1983 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, 1006 Forrest AVe., Nashville, Tennessee, 37206, submitted the highest and best bid in the amount of Nineteen Thousand Dollars, ($19,000.00); and

WHEREAS, A M C Mortgage Company, Inc., 2204 Lebanon Road, Nashville, Tennessee has an unpaid mortgage recorded in Book 5345, Page 251 in the amount of Twenty eight Thousand and twenty-four dollars and four cents, ($28,024.04) and American Realty and Investment Corporation by the purchase of the herein described property agrees to assume only Nineteen Thousand Dollars, ($19,000.00) of the unpaid balance to A M C Mortgage Company, Inc. This has resulted in a deficiency of $9,024.00 under the Installment Deed.

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, 1006 Forrest AVe., Nashville, Tennessee, 37206, their successors in fee simple, and in bar of all equities above mentioned the following described real estate, towit:

BEING land in Davidson County, Tennessee, being Lot no. 20 of Block "A" on the Plan of Priest Home Place, as of record in Book 161, page 102, Register's Office for said County.

BEING the same property conveyed to Mary E. Wright by deed from Jerry W. Craighead and wife, Wanda Craighead of record in Book 5355, Page 654, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

I, Donald R. O'Guin, Sr., Trustee, convey to American Realty & Investment Corporation, 1006 Forrest Ave., Nashville, Tennessee 37206, 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.

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WITNESS my hand at Nashville, Tennessee, this 27th day of December, 1983.

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 this 27th day of December, 1983.

Notary Public

My Commission Expires 4-20-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Nineteen Thousand Dollars, ($19,000.00).

Affiant: James O'Guin, President
American Realty & Investment Corp.

Subscribed and sworn to before me, this 27th day of December, 1983.

Notary Public

My Com mission Expires: 4-20-86

I02689

IDENTIF. REFERENCE

FEB 10 1 36 PM '84

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

02/10 55.90- CHECK

2596

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

RECEIVED OF _____

FOR _____

BOOK 6229 PAGE 806

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 19000.00- | CAMT. |
| | | | 49.40 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 55.90- |
| | | | 2596A02/10/84 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 2 6 8 9

IDENTIF. REFERENCE

FEB 10 | 36 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 12823