TRUSTEE'S DEED

AMC Mortgage Company, Inc.
a Florida Corporation
P. O. Box 148148
Nashville, Tennessee 37214

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

SEND TAX BILLS:

BOOK 6774 PAGE 562

Southeast Mortgage Company
P. O. Box 026059
Miami, Florida 33702

Map-Parcel Numbers
83-6, par. 382
Location: 1920 Eastland Ave.

TRUSTEE'S DEED

WHEREAS, on the 1st day of March, 1985, Donald R. O'Guin, Sr. was named Trustee by an Installment Deed of even date executed by Stephen B. Ramsey, 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 6542, page 949, 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 6542, page 949, 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: November 21, & 28, and December 5, 1985 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.

PURSANT to said advertisment on December 13, 1985 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 AMC Mortgage Company, Inc., a Florida Corporation, P. O. Box 148148, Nashville, Tennessee 37214, submitted the highest and best bid in the amount of Thirty Three Thousand One Hundred Seventeen Dollars and Forty Three Cents ($33,117.43).

NOW THEREFORD, in consideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to AMC Mortgage Company, Incorporated, a Florida Corporation, P. O. Box 148148, Nashville, Tennessee 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 Lot No. 8 and part 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 American Realty & Investment Corporation, by Trustee's Deed of record in Book 5876, page 584, Register's Office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to AMC Mortgage Company, Incorporated, a Florida Corporation, P. O. Box 148148, Nashville, Tennessee 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 soley as Trustee and not otherwise, under power vested in me under said Installment Deed hereinabove described and referred to and not as an individual.

Donald R. O'Guin Sr.

Donald R. O'Guin, Sr., Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6774 PAGE 563

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 aquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 1985.

Notary Public

My Commission Expires: 4-26-86

JAMES G. O'GUIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Thirty Three Thousand One Hundred Seventeen Dollars and Forty Three Cents ($33,117.43).

Regenia O'Guin

Affiant- Regenia O'Guin, Treasurer for AMC Mortgage Company, Inc. a Florida Corp.

Subscribed and sworn to before me, this the 16th day of December, 1985.

Notary Public

My Commission Expires: 4-26-86

JAMES G. O'GUIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RUSH

7.3102

IDENTIFICATION REFERENCE

JAN 31 2 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6774 PAGE 564

FOR _____

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

-331'7.4 CANT.
86.00 COTAX
.50 PRFE
'6.00 MORTG
CHECK 38.50-
1038A01/31/06 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 3 1 0 2

IDENTIFICATION REFERENCE

JAN 31 2 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215671