FRDBK00504 12/29/86 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

Address New Owner As Follows:	Send Tax Bills To:	Map and Parcel Nos.
FIRST AMERICAN NATIONAL BANK: OF NASHVILLE First American Center Nashville, TN 37237	Same	Map 146-6 Parcel 21

WHEREAS, by Deed of Trust dated April 19, 1986, of record in Book 6275, page 112, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Jaco, Inc., conveyed to James C. Armistead, Jr., Trustee, to secure the indebtedness described in the Deed of Trust, certain real property described on Exhibit A attached hereto (the "Property"); and

WHEREAS, First American National Bank of Nashville, a national banking association, is the lawful owner and holder of the indebtedness described in the Deed of Trust; and

WHEREAS, First American National Bank of Nashville, the lawful holder of the aforesaid indebtedness, has removed the said James C. Armistead, Jr. as Trustee in the Deed of Trust and has nominated and appointed David J. Reynolds of Nashville, Tennessee, as Successor Trustee, by Appointment of Successor Trustee of record in Book 6880, page 478, Register's Office for Davidson County, Tennessee, and said David J. Reynolds is vested with title to the Property for all the purposes of the Deed of Trust and is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the Deed of Trust constitutes the first mortgage lien against the Property; and

WHEREAS, default having been made in the payment of the indebtedness described and in the performance of the other covenants and agreements contained in the Deed of Trust, First American National Bank of Nashville, the lawful owner and holder of said indebtedness, did request the undersigned David J. Reynolds, Successor Trustee, to exercise the power of sale conferred by the Deed of Trust; and

WHEREAS, the undersigned David J. Reynolds, Successor Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, with the insertion of said advertisement appearing in the issues of said newspaper on November 27, December 4, and December 11, 1986, respectively; and

WHEREAS, pursuant to said notices, the undersigned David J. Reynolds, Successor Trustee, by virtue of the provisions of the Deed of Trust, did offer the Property for sale at public outcry to the highest and best bidder for cash in hand free from the right and equity of redemption, homestead, dower and all other exemptions on Friday, December 19, 1986, at 12:00 noon, at the front (South) door of the Metropolitan Courthouse in Nashville, Tennessee; and

WHEREAS, at said sale, First American National Bank of Nashville made a bid for the purchase of the Property, which was the highest, best and last bid made, the amount of said bid being in the sum of THREE HUNDRED FORTY THOUSAND DOLLARS ($340,000.00) which has been credited to the indebtedness secured by the Deed of Trust, and other good and valuable consideration, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises, I, David J. Reynolds, Successor Trustee, by virtue of the authority granted to me in the Deed of Trust, have bargained and sold and by these presents do transfer and convey to First American National Bank of Nashville, its successors and assigns, the real property situated in Davidson County, Tennessee, and described on Exhibit A attached hereto.

This conveyance is made expressly subject to any and all unpaid real property taxes, which are assumed by grantee hereunder.

TO HAVE AND TO HOLD said property, together with all the appurtenances, estate, title and interest thereto belonging to First American National Bank of Nashville, its successors and assigns, all the right, title and interest in and to the Property vested in the said David J. Reynolds, Successor Trustee, and which he has a right to transfer, in as full and ample manner under the Deed of Trust as he can and should do, and he hereby assigns all covenants of warranty contained in the Deed of Trust, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned, David J. Reynolds, as Successor Trustee, has hereunto set his hand on the 29 day of December, 1986.

David J. Reynolds
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David J. Reynolds, Successor Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as Successor Trustee for the purposes therein contained.

WITNESS my hand, at office, this 29 day of December, 1986.

Notary Public

My Commission Expires:

My Commission Expires Nov. 12, 1989

JACQUELYN J. FINNEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value property conveyed (whichever is greater) is $340,000.00.

Affiant

Sworn to and subscribed before me this 29 day of December, 1986.

Notary Public

My Commission Expires:

My Commission Expires Nov. 12, 1989

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Franklin Road Estates, as of record in Book 1130, page 58, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Franklin Pike at the corner of Lots 3 and 4; thence with the line between said lots, easterly 671 feet to a point; thence northerly 200 feet to the south margin of a 50 foot drive; thence with the margin of the same, westerly 651.4 feet to the beginning of a curve; thence around said curve southwesterly 29.5 feet to the east margin of Franklin Pike; thence with the margin of the same, southerly 200.8 feet to the point of beginning.

BEING the same property conveyed to Jaco, Inc. by deed from Mack Sanders and wife, Sherry Sanders, of record in Book 5351, page 209, said Register's Office.

Street Address: 4916 Franklin Road, Nashville, TN 37220

7 6 9 9 2

IDENTIFICATION REFERENCE

Dec 29 4 32 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

340 . 0- CAPT.
950.00 COTAX
.50 PRFE
12.00 MISC
CHEC % 964.50-
164-A10/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76992

IDENTIFICATION REFERENCE

DEC 29 4 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27334