This Instrument Prepared By:

David M. Smythe
King & Ballow
1200 Noel Place
200 Fourth Ave., North
Nashville, TN 37219

New Owner 1
RESPONSIBLE TAXPAYER:

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Name: First American National Bank of Nashville

Address: 9th Floor L & C Annex City: Nashville State: TN

Zip: 37237

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ [illegible] which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[illegible] C.S.C
Affiant

Subscribed and sworn to before me, this 13th day of March, 1987.

My Commission expires: 3-8-89 Linda R. Dejarnette
Notary Public ~~at Large~~

T R U S T E E ' S D E E D

THIS INSTRUMENT, made this 10th day of March, 1987 between David M. Smythe, Substitute Trustee of Davidson County, Tennessee, party of the first part, and First American National Bank of Nashville of Davidson County, Tennessee, party of the second part.

WITNESSETH:

THAT, WHEREAS, on the 6th day of February, 1984, Lee Roy Young and wife, Joyce B. Young of Davidson County duly executed and acknowledged a Deed of Trust, recorded in Trust Deed Book 6245, Page 357, in the Register's Office for Davidson County, Tennessee, conveying to William T. Arnold, Trustee, the hereinafter described real estate, to secure the payment of one (1) promissory note in the principal sum of Twenty-Five Thousand and no/100 Dollars ($25,000.00), dated the 6th day of February, 1984, together with the fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, and

WHEREAS, the aforementioned Deed of Trust was duly amended by a certain amendment and modification to Deed of Trust Agreement dated December 7, 1984, also duly executed and acknowledged by Lee Roy Young and wife, Joyce B. Young, to secure payment of an additional Twenty-Five Thousand (25,000.00), said amendment and modification to Deed of Trust being of record at Book 6458, Page 519, in said Register's Office. The real estate so conveyed by Deed of Trust, as amended, is situated in Davidson County, Tennessee and is more particularly bounded and described as follows:

> Land in Davidson, County, Tennessee, being Lot No. 61 on the Plan of Connell Estates Subdivision, Section No. 1 in the City of Goodlettsville, a plat of which appears of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Lee Roy Young and wife, Joyce B. Young, by deed from James S. Sweeney, Sr. and James S. Sweeney, Jr., d/b/a/ Inglewood Properties of record in Book 5320, Page 929, Register's Office for Davidson County, Tennessee.

This property is also subject to the restrictive covenants contained in an instrument of record in Book 2927, Page 582, Register's Office for Davidson County, Tennessee.

WHEREAS, the original Trustee has resigned his position as Trustee; and

WHEREAS, on February 11, 1987, David M. Smythe was appointed and designated as Substitute Trustee under the aforesaid Deed of Trust, as amended, pursuant to the terms and conditions of said Deed of Trust, as amended, by the beneficiary; and

WHEREAS, said promissory note, as amended and modified, was duly signed and executed by Lee Roy Young and wife, Joyce B. Young, and is payable to the order of First American National Bank of Nashville; and

WHEREAS, default has been made in the payment of the total amount due and payable, as provided in the above-described note, as amended, which total amount was past due at the time of the foreclosure of said Deed of Trust, as amended, was begun and the owner and/or holder of said note directed the party of the first part to foreclose said Deed of Trust, as amended, in accordance

with the terms and provisions thereof and to sell the real estate above-described; and

WHEREAS, the party of the first part did advertise the sale of said real estate herein described as provided in said Deed of Trust, as amended, in a local newspaper published in Nashville, Davidson County, Tennessee, the NASHVILLE RECORD, giving the time, place and terms of said sale; and

WHEREAS, on the 10th day of March, 1987, at the hour of 11:00 a.m. Central Standard Time, at the main entrance to the Davidson County Courthouse facing South toward the courthouse parking lot, in Nashville, Davidson County, Tennessee, the time and place fixed in the advertised notice of sale, the foregoing described real estate was offered for sale at public auction to the highest and best bidder, for cash in hand, free from the right and equity of redemption, homestead, dower, the statutory right of redemption, and all other exemptions of any and every kind, the same having been waived by the terms of said Deed of Trust, as amended, SUBJECT, HOWEVER, TO SUCH PRIOR ENCUMBRANCES AND PRIORITY TAX LIENS AS MAY APPEAR OF RECORD, including, but not limited to, the Deed of Trust in favor of Fidelity Federal Savings and Loan Association, recored in Trust Book 5320, Page 932, in the Register's Office for Davidson County, Tennessee, and being cried for a reasonable time was finally sold to the party of the second part, at a bid of Thirty-Three Thousand Five Hundred Dollars ($33,500.00), party of the second part being the highest and best bidder, which purchase price was paid to the party of the first part and then applied by the party of the first part as directed and provided in said Deed of Trust, as amended;

NOW THEREFORE, in consideration of the premises and the said purchase price bid and paid, party of the first part, as Substitute Trustee, does hereby grant, bargain, sell, transfer and convey unto the said party of the second part the real estate hereinabove described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements

and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever, and free from the right and equity of redemption, statutory right of redemption, homestead, dower and all other exemptions of any and every kind in the maker(s) of said Deed of Trust, as amended, and all persons claiming through and under said maker(s).

Party of the first part as Substitute Trustee, does hereby transfer, assign, and set over unto the party of the second part their representatives, successors and assigns; all of the covenants and warranties contained in the aforesaid Deed of Trust, as amended, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Trustee, but no further or otherwise; provided, however, this conveyance is subject to such priority tax liens, encumbrances, and ad valorem property taxes which may be of record or applicable to said property and also to the aforementioned Deed of Trust in favor of Fidelity Federal Savings and Loan Association recorded in Trust Book 5320, Page 932, in said Register's Office.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, party of the first part has hereunto set his hand and seal, the day and year first above written.

David M. Smythe,
Substitute Trustee

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Sherry Nicholson, a Notary Public in and for said county and state, the within named bargainor, David M Smythe, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of March, 1987.

Sherry Nicholson
NOTARY PUBLIC

My Commission expires: Sept. 11, 1990

SHERRY NICHOLSON NOTARY PUBLIC DAVIDSON COUNTY, TN

04296

IDENTIFICATION REFERENCE

MAR 16 2 42 PM '87

FELIX E. MILLER, 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

3[illegible]0- CAMT.
93.00 CSTAX
.50 PRFEE
15.00 WDC D
CHECK 109.30-
2321A03/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

042996

IDENTIFICATION REFERENCE

MAR 16 2 42 PM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 57436