Map/Parcel 171-4-29

This Instrument Prepared by:
R. Garry Chaffin, Attorney
Suite 206, Braswell Building
4235 Hillsboro Road
Nashville, Tennessee 37215

OWNERS: First American National Bank
Send Tax Bills To:
Dolores J Wyatt
First American Center
Nashville TN 37237-1006

TRUSTEE'S DEED

BOOK 7390 PAGE 621

WHEREAS, by Deed of Trust dated April 24, 1984, recorded in Book 6280, Page 957, Register's Office for Davidson County, Tennessee, Gerald L. Yarbrough and wife, Paulette C. Yarbrough, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated April 24, 1984, in the amount of $119,450.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, Union Title Company has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 7352, Page 108, Register's Office for said County;

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust, the lawful owner called on Union Title Company, Substitute Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Substitute Trustee did, therefore, pursuant to the authority vested in him as Substitute Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the property by publishing a notice of sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on September 17, 24 and October 1, 1987 at the Courthouse in Davidson County, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances and rights pertaining thereto which may affect the property.

Pursuant to said Notice of Sale, the Substitute Trustee, at the time and place fixed therein, offered the property for sale to the highest bidder for cash and sold said property to First American National Bank for the sum of One Hundred Thirty Two Thousand One Hundred Ten and 67/100 Dollars ($132,110.67), this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its permissible expenses and fees incurred as of the date of sale, the Substitute Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto First American National Bank their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 96, Cloverland Acres, Section Eleven, of record in Book 5200, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 253.44 feet on the westerly margin of Clovermeade Drive and extends back 174.26 feet on the northerly line and 203.23 feet on the southerly line, to a line on the rear on which it measures 181.05 feet.

Being the same property conveyed to Gerald L. Yarbrough and wife, Paulette C. Yarbrough, by deed from Robert L. Scruggs and wife, Joyce Winston Scruggs, of record in Book 6280, page 954, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said First American National Bank their successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all put in previous writing.

And the Substitute Trustee does hereby transfer, assign and set over to the said First American National Bank their successors and assign all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Substitute Trustee, subject to any exception noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 8th day of October, 1987.

UNION TITLE COMPANY

By: _____, V.P.

R. Garry Chaffin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. Garry Chaffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to president (or other officer authorized to execute the instrument) of the Union Title Company, the within bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at Office in Nashville, Tennessee this 8th day of October, 1987.

Lisa Cherie Parks
Notary Public

My Commission Expires: 7-26-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $132,110.67.

Affiant

Sworn to and subscribed before me this 8th day of October, 1987.

Lisa Cherie Parks
Notary Public

My Commission Expires: 7-26-90

7.8.2.3 7.

IDENTIFICATION REFERENCE

OCT 29 3 24 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7390 PAGE 624

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED		MO TAX - STATE TAX MORT
TD - TRUST DEED	UCC - UNIFORM COMMERCIAL CODE	PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

132100.67- CAFE
369.00 CSTAX
.50 PRFEE
6.00 MREC

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VD 6.00- MREC
2.00 MREC
CHECK 379.38
766610/29/87 BAL .00

7 8 2 3 7

IDENTIFI REFERENCE:

OCT 29 3 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30989