Box 88

28-001

Prepared by:
Combos & Lawless, P.C.
23rd Floor, First American Center
Nashville, Tennessee 37238-0057

BOOK 7522 PAGE 623

6704 04/21 0101 03CHECK 268.30

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
First American National Bank of Nashville First American Center Nashville, Tennessee 37237	New owner	011-0-077

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided in a certain Deed of Trust dated July 28, 1987, executed by Christpher M. Gwin, which is recorded in Book 7317, Page 52, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the entire indebtedness was declared due and payable; by the lawful holder and owner of the indebtedness secured by said Deed of Trust; and,

WHEREAS, payment not having been made as demanded, I, Jeffrey W. Combos, Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock noon, April 20, 1988, at the main door of the Davidson County Courthouse, Nashville, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and,

WHEREAS, I, Jeffrey W. Combos, Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of $93,525.00 by First American National Bank of Nashville and said property was knocked off and sold to First American National Bank of Nashville.

NOW, THEREFORE, in consideration of the premises and the sum of $93,525.00 cash in hand paid by First American National Bank of Nashville I, Jeffrey W. Combos, Trustee, have this day bargained and sold and by these presents do transfer and convey to First American National Bank of Nashville, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described particularly from a copy of a survey by Southern Land Surveying Company dated September 20, 1966, as follows:

Beginning at a point in the center of Freeman Road 843.4 feet North of the center line of Lickton Pike; thence south 81° 0' west 231.6 feet; thence north 79° 08' west, 220.3 feet to a fence line along the east line of the Dennis Parker Property; thence with said fence line, north 9° 11' east 203.2 feet to a fence and continuing with said fence, north 15° 02' west 214.32 feet to a point; thence north 72° 07' east 318.86 feet to a point in the center line of Freeman Road; thence with the center line of said Road, south 17° 53' east 536.70 feet to the point of beginning, containing 4.04 acres, more or less.

Being the same property conveyed to Christopher Gwin by deed from Jerry Guy and wife, Donna F. Guy of record in Book 7281, page 675, Register's Office for Davidson County, Tennessee

This is improved property known as 3039 Freeman Hollow Road, Goodlettsville, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to First American National Bank of Nashville, it successors and assigns, forever.

And I covenant with the said First American National Bank of Nashville, that I am lawfully seized and possessed of said real estate as Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real estate to First American National Bank of Nashville, its successors and assigns, against the lawful claims of any persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to First American National Bank of Nashville no greater title in the subject real estate than I received as Trustee.

Witness my hand this 20th day of April, 1988.

Jeffrey W. Combos
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Jeffrey W. Combos, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 20th day of April, 1988.

Thomas W. Fowlkes
NOTARY PUBLIC

My Commission Expires: 1 - 21 -90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $93,525.00.

Catherine M. Wood
Affiant

Sworn and subscribed before me this 20th day of April, 1988.

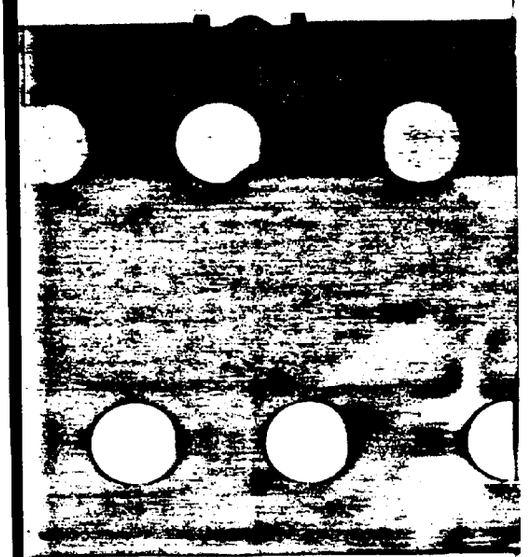
Thomas W. Fowlkes
Notary

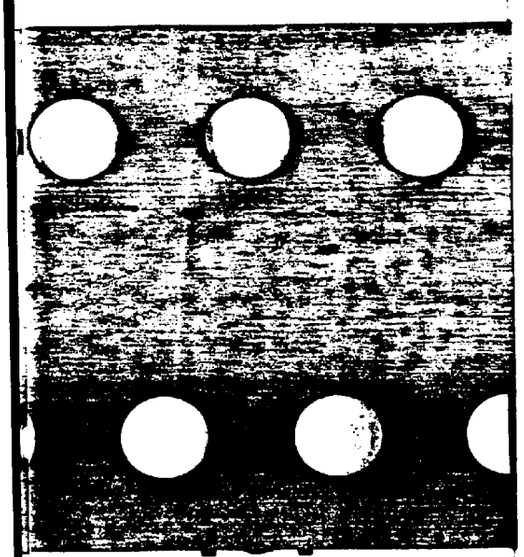
My commission expires: 1-21-90

APR 21 9 50 AM '88
FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

23297





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7522 PAGE 625

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 93525.00
				CON TX 261.80
				PRFEE 0.50
				WDEED 6.00
				TOTAL 268.30
				CHECK 268.30
04/21/88	01			09:52 0001 6704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23297

IDENTIFICATION REFERENCE

APR 21 9 50 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82819