TRUSTEE'S DEED

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AMC MORTGAGE COMPANY, INC.
a Florida Corporation
1101 Falcon Ridge Lane
Palm Harbor, Florida 34273

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

SEND TAX BILLS:

The Lomas & Nettleton Company
National Customer Service
P.O. Box 660720
Dallas, Texas 75266-0720
Loan No. 02-41-50024

Map-Parcel Numbers
3DZ63340
96-2
Location: 124 Donelsonwood

TRUSTEE'S DEED

WHEREAS, on the 10th day of March, 1986, Donald R. O'Guin, Sr., was named Trustee by an Installment Deed of even date executed by Donald W. Barnett and wife Katherine G. Barnett, conveying to him as Trustee the real estate hereinafter described, said Installment Deed was executed to secure the payment of Fifty Six Thousand Dollars ($56,000) principal and interest at 10% per annum on the unpaid balance, said Installment Deed is recorded in Book 6824, page 50, 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 6824, page 50, 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) seccessive publications, namely May 26 and June 3rd and 10th, 1988 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 June 17, 1988 at 12:00 Noon a.m. at the South door of the Courthouse in Davidson County, Tennessee, I, as said Trustee, offered for sale a 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 American Construction & Remodeling Company, Inc., 2204 Lebanon Road, Nashville, Tennessee 37214, submitted the highest and best bid in the amount of Fifty Two Thousand Dollars ($52,000.00), and,

WHEREAS, AMC Mortgage Company, Inc., 1101 Falcon Ridge Lane, Palm Harbor, Florida 34273, has an unpaid mortgage recorded in Book 6824, page 50 in the amount of($57, 888.05) Fifty Seven Thousand Eight Hundred Eighty EightDollars and Five Cents and American Construction and Remodeling Company Inc. by the purchase of the herein described real estate agrees to assume Fifty Two Thousand Dollars ($52,000.00) of this unpaid mortgage to AMC Mortgage Company, Inc.

NOW THEREFORE, in consideration of the premises, I, Donald R. O'Guin Sr., Trustee, do hereby sell, transfer and convey to American Const-rustion Company Inc., 2204 Lebanon Road, 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. 10 on the Plan of Donelsonwood as of record in Book 2083, page 26, Rigister's Office for Davidson County, Tennessee. Said lot No. 10 fronts 108 feet on the westerly side of Donelwonwood Drive and runs back 112.4 feet on the northerly line and 108 feet on the southerly line to a line at the rear measuring 108.1 feet thereon. This real estate being known as 124 Donelsonwood Drive.

BEING the same property conveyed to James G. O'Guin and wife Judy K. O'Guin by Installment Deed from AMC Mortgage Company. of record in Book 6774, page 568, Register's Office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to American Construction and Remodeling Company, Inc., 2204 Lebanon Road, Nashville, Tenn. 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 solely as Trustee and not otherwise, under the power vested in me under said Installment Deed hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 29th day of June, 1988.

Donald R. O'Guin, Sr., Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 1988.

Notary Public

My Commission Expires: 7/18/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Fifty Two Thousand Dollars ($52,000.00).

Affiant Julie Ann O'Guin President

Subscribed and sworn to before me, this the 29th day of June, 1988.

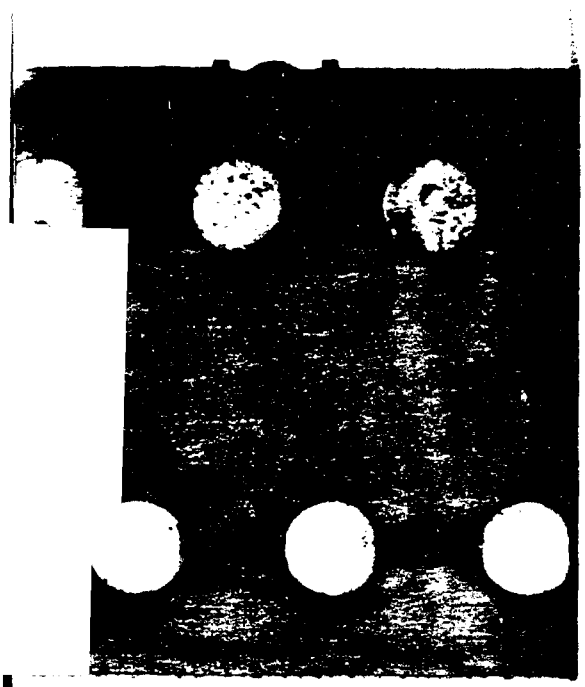
Notary Public

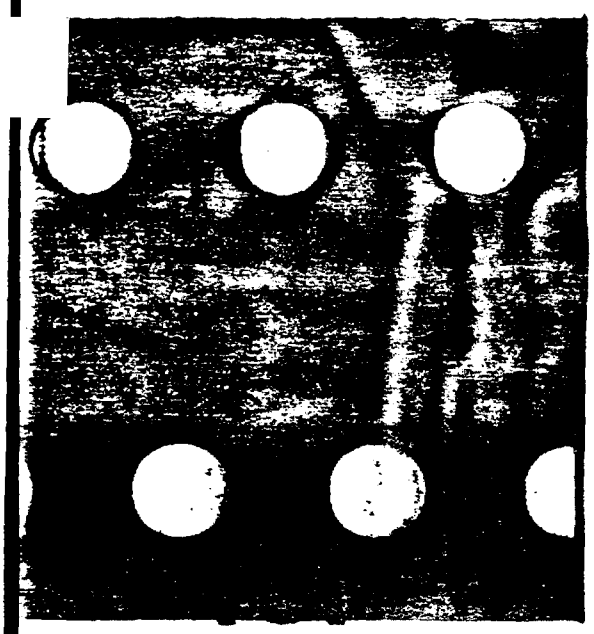
My Commission Expires 7/18/92

"Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Fifty Two Thousand Dollars ($52,000.00)

5 8 7 6 2

Aug 15 12 54 PM '88





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7626 PAGE 622

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	52000.00
CON TX	171.60
PRFEE	0.50
TDEED	6.00
TOTAL	178.10
CHECK	178.10

5 8 7.6 2.

IDENTIFICATION REFERENCE

AUG 15 12 54 PM '88

08/15/88 01 12:55 0001 7135

No. 123689