THIS INSTRUMENT PREPARED BY: Allison G. Lucas, Attorney at Law, Sixteenth Floor, First American Center, Nashville, Tennessee 37237-1607

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
McCoy Zachery First American Nat'l Bank Nashville, TN 37237-0905	Same	Map 96 Parcel 5 BDZ-57235

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated April 18, 1985, executed by Elbert Lumley and wife, Debbie Lumley, which is recorded in Book 6574, Page 772, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated December 10, 1985, executed by Elbert Lumley and wife, Debbie Lumley, which is recorded in Book 6763, Page 631, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Allison G. Lucas, was appointed Substitute Trustee by an instrument of record in Book 7607, Page 187, 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, Allison G. Lucas, Substitute Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock Noon, January 25, 1989, at the south 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, Allison G. Lucas, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Hundred Thirteen Thousand and No/100 Dollars ($113,000.00) by First American National Bank and said property was knocked off and sold to First American National Bank.

NOW THEREFORE, in consideration of the premises and the sum of One Hundred Thirteen Thousand and No/100 Dollars ($113,000.00) cash in hand paid by First American National Bank, I, Allison G. Lucas, Substitute Trustee, have this day bargained

and sold and by these presents do transfer and convey to First American National Bank, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

> Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, described as follows:
>
> BEGINNING at a stone in the southeast corner of the Masonic property; thence W 166 feet with the Masonic line to a stone in the center of the road leaving from McWhirtersville to Donelson Station (now known as Donelson Pike); thence S with the center of said road 134 feet 3 inches to a point in the said road; thence E 166 feet parallel with the Masonic property's south line to a point; thence N 134 feet and 3 inches to the beginning.
>
> INCLUDED in the above description, but EXPRESSLY EXCLUDED from this conveyance is that certain parcel or tract of land previously conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, more particularly described as follows: BEGINNING at the northwest corner of the McClendon land; thence running S 87° 22' E 2.39 feet to a point on the new relocated east margin of Donelson Pike; thence S 2° 29' W 33 feet along the new relocated east margin of Donelson Pike, to the beginning of a curve to the east; thence southeasterly 101.3 feet along said curve along the new relocated east margin of Donelson Pike to a point on the McClendon line to a point on the present east margin of Donelson Pike; thence northerly 134.3 feet along the present east margin of Donelson Pike, to the point of beginning and containing 290 square feet more or less.
>
> BEING the same property conveyed to Elbert Lumley by deed of record in Book 6225, page 663, Register's Office for Davidson County, Tennessee.

And I covenant with the said First American National Bank, that I am lawfully seized and possessed of said real and personal property as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and 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 property.

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

no greater title in the subject real property than I received as Trustee.

Witness my hand this 1st day of February, 1989.

ALLISON G. LUCAS
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Allison G. Lucas, Substitute Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and seal at Nashville, Tennessee, this 1st day of February, 1989.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

April 18, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $113,000.00.

0 6 7 3 5

TENNESSEE ENTERTAINMENT

FEB 3 3 16 PM '89

RUSH

ALLISON G. LUCAS
Affiant

Subscribed and sworn to before me, this the 1st day of February, 1989.

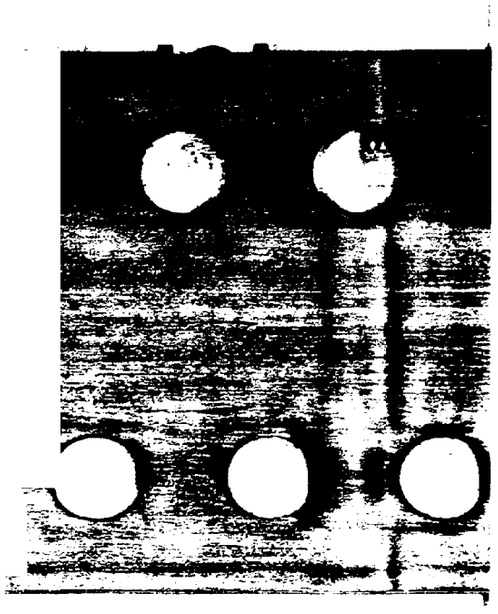
Notary Public

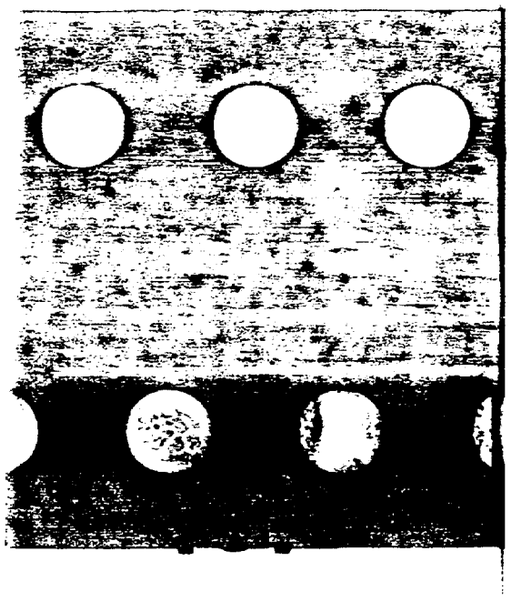
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

April 18, 1989

4519 02/03 0101 03CHECK 382..





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7766 PAGE 180

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 113000.00
CON TX 372.90
PRFEE 0.50
[illegible] 9.00
TOTAL 382.40
CHECK 382.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]

02/03/89 01 15:18 0001 4519

0673.5

PRESENTED FOR REFERENCE

FEB 3 3 16 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 179022