TRUSTEE'S DEED

American Construction & Remodeling
Company, Inc.
P.O. Box 148148
Nashville, Tennessee 37214

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

SEND TAX BILLS

The Boston Five Cents Savings Bank
Loan No. 005-813517
Attn. Tax Department
P.O. Box 154
Quincy, MA 02269

Map-Parcel Numbers
060-01-0-061
13DA 26405

TRUSTEE'S DEED

WHEREAS, on the 1st day of August 1984, Donald R. O'Guin, Sr., was named Trustee by an Installment Deed of even date executed by Percy J. Jefferson and wife Claudyne B. Jefferson, conveying to him as Trustee the real estate hereinafter described, said Installment Deed was executed to secure the payment of Thirty Nine Thousand Five Hundred Dollars ($39,500.00) principal and interest at 10% per annum on the unpaid balance, said Installment Deed is recorded in Book 6352, page 270, 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 6352, page 270, 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 January 12, 19 and 26, 1989 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 February 3, 1989 at 12:00 Noon a.m. at the South door of the Courthouse in Davidson County, Tennessee, I, as said Trustee, offered for sale at 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 Thirty Nine Thousand ($39,000.00), and,

WHEREAS, AMC Mortgage Company, Inc., 1101 Falcon Ridge Lane, Palm Harbor, Florida 34273, has an unpaid mortgage recorded in Book6352, page 270 in the amount of ($41,970.56) Forty One Thousand Nine Hundred Seventy Dollars and Fifty Six Cents and American Construction and Remodeling Company, Inc. by the purchase of the herein described real estate agrees to assume Thirty Nine Thousand Dollars ($39,000.00) 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 Construction & Remodeling 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. 43 on the Plan of Aldrich Heights, Section II, as of record in Book 2133, page 128, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description of said lot. This real estate being known as 458 Ewing Drive, Nashville, Tenn. 37207

BEING the same property conveyed to Willis Marshall Meadows by deed from Wilna H. Duncan, of record in Book 5544, page 630, 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, Tennessee, 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 10th Day of February, 1989.

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 10th day of February, 1989.

Notary Public

My Commission Expires: 1/23/93

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The acutal consideration or value, whichever is greater, for this transfer is Thirty Nine Thousand Dollars ($39,000.00).

Affiant Julie Ann O'Guin, President

Subscribed and sworn to before me, this the 10th day of February, 1989.

Notary Public

My Commission Expires 1/23/93

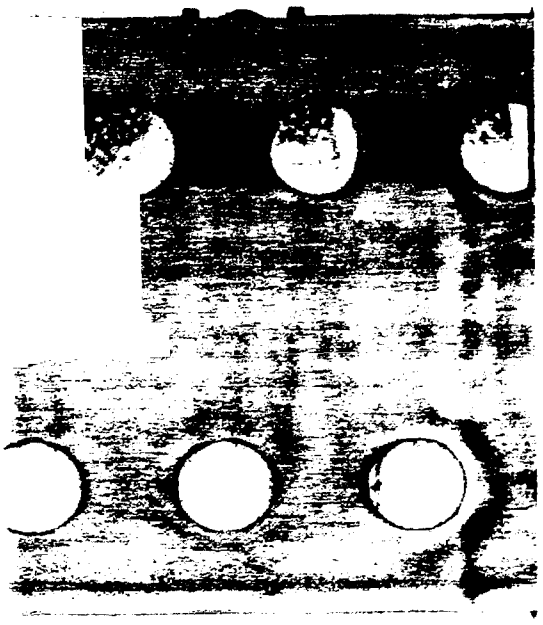
"Maximum Principal Indebtness for Tennessee RecordingTax Purpose is Thirty Nine Thousand Dollars ($39,000.00)."

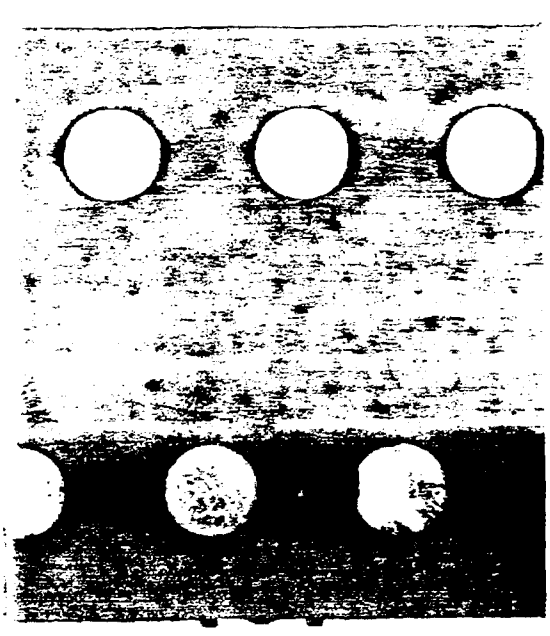
RUSH

6414 02/10 0101 03CHECK 135.20

FEB 10 2 00 PM '89

08307





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7770 PAGE 818

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 39000.00
CON TX 128.70
PRFEE 0.50
WDEED 6.00
TOTAL 135.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK CHECK 135.20

02/10/89 01 14:05 0001 6414

08307

IDENTIFICATION

Feb 10 2 00 PM '89

No. 180891