Prepared By: Combos & Lawless, P.C.
First American Center
Nashville, TN 37238-0057

Address of New Owners: Send Tax Statements to: Map & Parcel:

First American National Bank — New Owner — 59-10-273
First American Center
Nashville, TN 37237
ATTN: McCoy Zachry

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions and payments provided for in a Deed of Trust, which is recorded in Book 7077, page 74, Register's Office for Davidson County, Tennessee;

WHEREAS, John E. Donovan was unable to serve as Trustee and C. Scott Jackson was appointed Substitute Trustee by an instrument of record in Book 7699, page 271, Register's Office for Davidson County, Tennessee; and

WHEREAS, payment not having been made as demanded, I, C. Scott Jackson, Substitute Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 noon, May 12, 1989, 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, C. Scott Jackson, 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 Twenty Thousand and No/100 Dollars ($120,000.00) by First American National Bank, Nashville and said property was knocked off and sold to First American National Bank, Nashville.

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Twenty Thousand and No/100 Dollars ($120,000.00) cash in hand paid by First American National Bank, Nashville, I, C. Scott Jackson and by these presents do transfer and convey unto First American National Bank, Nashville, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

> LAND in Davidson County, Tennessee, being more particularly described as Lot Nos. 20 and 21 on the Plan of Haynes Manor, Section 7, of record in Book 6250, page 292, and further described as Lots 21 B and 20 A & B on the Plan of Zone Lot divisions of Lots 20 & 21, Haynes Manor, Section 7, of record in Book 6900, page 234, Register's Office for said County, to which reference is made for a more particular description of said Lots.
>
> BEING the same property conveyed to Robert W. Howse and wife, Audrey Howse, by deed from BOND & BOND BUILDERS, INC., of record in Book 7077, page 70, Register's Office for said County.

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, Nashville, forever.

And I covenant with the said First American National Bank, Nashville, that I am lawfully seized and possessed of said real estate 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, 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, Nashville, 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 Nashville, no greater title in the subject real estate than I received as Trustee.

Witness my hand this 12th day of May, 1989.

C. Scott Jackson
Substitute Trustee

6536 05/16 0101 03CHECK 402.50

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, C. Scott Jackson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of May, 1989.

Commission expires: 1-11-92

Carla K. Jarrell
Notary Public

CARLA K. JARRELL NOTARY PUBLIC

STATE OF TENNESSEE
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

C. Scott Jackson
AFFIANT

Subscribed and sworn to before me, this 12th day of May, 1989.

My Commission Expires:
1-11-92

Carla K. Jarrell
NOTARY PUBLIC

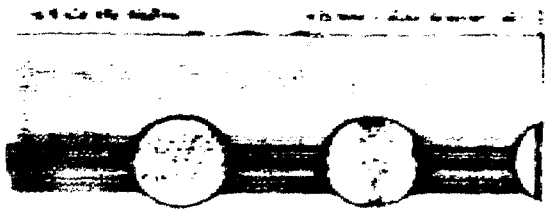
CARLA K. JARRELL NOTARY PUBLIC

33247.

IDENTIFICATION

MAY 16 9 56 AM '89

FEE WILSON REGISTER DAVIDSON COUNTY



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

RECEIVED OF _____

FOR _____

BOOK 7841 PAGE 996

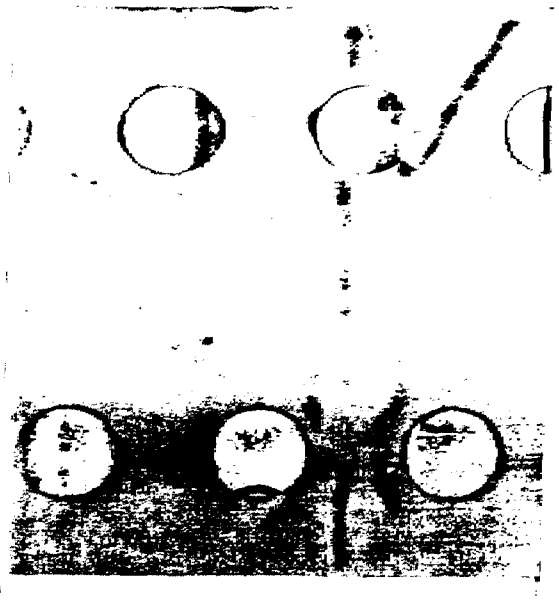


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 120000.00
CON TX 396.00
PRFEE 0.50
WDEED 6.00
TOTAL 402.50
CHECK 402.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/16/89 01 09:58 0001 6536

33247

IDENTIFICATION REFERENCE

Mar 16 9 56 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 203957