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:
First American National Bank c/o John Cortner Nashville, TN 37237	Same	Map 148 Parcel 199

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated March 1, 1984, executed by Child Care Learning Centers of America, Inc. which is recorded in Book 6244, Page 517, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Allison G. Lucas was appointed Substitute Trustee by an instrument of record in Book 7865, Page 709, 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, August 20, 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 Sixty Thousand and no/100 Dollars ($60,000.00) 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 Sixty Thousand and no/100 Dollars ($60,000.00) 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 Davidson County, Tennessee, being Lot No. 23 on the Plan of Haywood Acres, Section One, as of record in Book 2900, page 17, Register's Office for said County.

Said Lot No. 23 fronts 125 feet on the southeasterly side of Margo Lane and runs 178.6 feet on the northeasterly line and 180 feet on the southwesterly line to a dead line in the rear on which it measures 152.1 feet.

Being the same property conveyed to Child Care Learning Centers of America, Inc. by deed from Clyde T. Sherrill and wife, Helen Lippard Sherrill, of record in Book 6240, page 820, Register's Office for Davidson County, Tennessee and more commonly known as 337 Margo Lane.

This is improved property known as 337 Margo Lane Nashville, Tennessee 37211.

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 20th day of July, 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 20th day of July, 1989.

NOTARY PUBLIC

My Commission Expires:

March 27, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

Allison G. Lucas
Affiant

Subscribed and sworn to before me, this the 20th day of July 1989.

Notary Public

My Commission Expires:

March 27, 1993

7677 07/21 0101 03CHECK 208.00

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IDENTIFI REFERENCE

JUL 21 1 55 PM '89

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7894 PAGE 815

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 60000.00
CON TX 198.00
PRFEE 1.00
WDEED 9.00
TOTAL 208.00
CHECK 208.00

07/21/89 01 13:56 0001 7677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.1.2.4.7.

IDENTIFICATION REFERENCE:

JUL 21 1 55 PM '89

FELIX Z. WILSON-REGISTER
DAVIDSON COUNTY, TN

No. 231319

