TRUSTEE'S DEED

AMC Mortgage Company, Inc.
1101 Falcon Ridge Lane
Palm Harbor, Florida 34273

SEND TAX BILLS:

The Lomas Mortgage Company
P.O. Box 660720
Dallas, Texas 75266-0720

THIS INSTRUMENT PREPARED BY:
Donald R. O'Guin, Sr., Trustee
2204 Lebanon Road
Nashville, Tennessee 37214
615-883-7188

Map-Parcel Number
83-11, Parcel 11
Location:613 Skyview Drive
Nashville, Tenn. 37206

TRUSTEE'S DEED BOOK 8022 PAGE 820

WHEREAS, on the 1st day of January, 1977, Donald R. O'Guin, Sr.,was named Trustee by an Installment Deed of even date executed by Cheryl Ann Johnson, conveying to him as Trustee the real estate hereinafter described, said Installment Deed was executed to secure the payment of Thirty Thousand Dollars ($30,000) principal and interest at 10% per annum on the unpaid balance, said Installment Deed is recorded in Book 5713, page 490, 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 5713, page 490, 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) successive publications, namely May 25, June 1st and 8th, 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 June 16th, 1989 at 12:00 Noon am 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., P.O. Box 148148, Nashville, Tennessee 37214, submitted the highest and best bid in the amount of Forty Thousand One Hundred Dollars, ($40,100), and,

NOW THEREFORE, inconsideration 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. 118 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee. Said Lot No. 118 fronts 110.6 feet on the easterly side of Sky View Drive and runs back between lines 162 feet on the north line and 178.4 feet on the south line to a dead line, measuring 41 feet thereon.

BEING the same property conveyed to Donald R. O'Guin, Sr. and wife Catherine Regenia O'Guin by warranty deed from Bill C. Hughes and wife Barbara E. Hughes of record in Book 4992, page 891, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE

95239

JAN 19 [illegible] 90

DAVIDSON COUNTY

I, Donald R. O'Guin, Sr, Trustee, convey to American Construction & Remodeling Company, Inc., 2204 Lebanon Road, Nashville, Tennessee 37214, all 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, 10th day of January, 1990

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 January, 1990.

Notary Public

My Commission Expires: 1-23-93

139.33

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The acutal consideration or value, whichever is greater, for this transfer is Fourty Thousand One Hundred Dollars ($40,100).

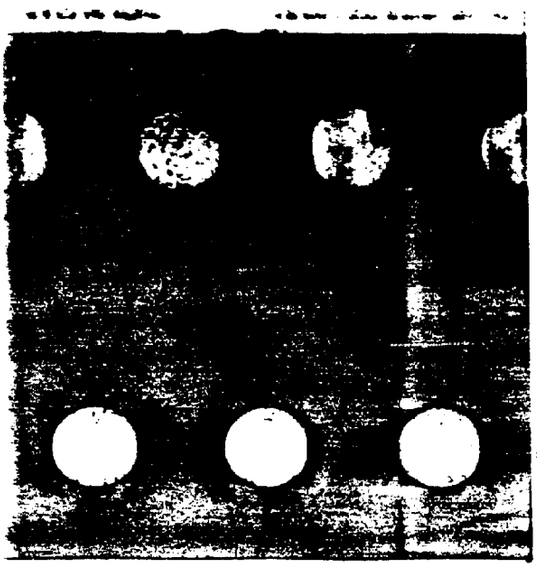
Affiant Julie Ann O'Guin, President
American Construction & Remodeling
Company, Inc.

Subscribed and sworn to before me, this the 10th day cf January, 1990.

Notary Public

My Commission Expires: 1-23-93

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Fourty Thousand One Hundred Dollars ($40,100).



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

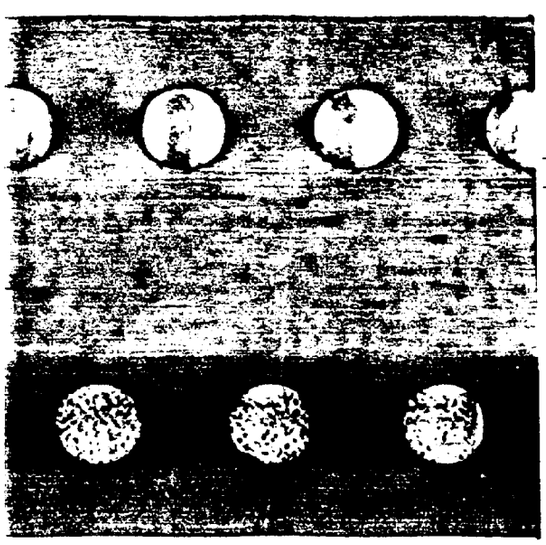
RECEIVED OF _____

FOR _____

BOOK 8022 PAGE 822

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 40100.00
				CON TX 132.33
				PRFEE 1.00
				WDEED 6.00
				TOTAL 139.33
				CHECK 139.33
			01 10 '90 01	10:40 0001 1795



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95239

IDENTIFICATION REFERENCE

JAN 10 10 41 AM '90

DAVIDSON COUNTY, TN

No. 282926