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

Address of New Owners:
First American National Bank
First American Center
Nashville, TN 37237-1006
Attn: Ken Dobbins

Send Tax Statements To:
Same

Map & Parcel:
117-15-31.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated March 23, 1987, executed by James L. Riggs and wife, Susan Little Riggs, which is recorded in Book 7178, Page 537, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Substitute Trustee by an instrument of record in Book 8031, Page 594, 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, Guaranty Title Company, 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, February 26, 1990, 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, Guaranty Title Company, 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 Ten Thousand and No/100 Dollars ($10,000.00) by First American National Bank and said property was knocked off and sold to FAirst American National Bank.

NOW THEREFORE, in consideration of the premises and the sum of Ten Thousand and No/100 Dollars ($10,000.00) cash in hand paid by First American National Bank, I, Guaranty Title Company, 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:

> BEING Lot No. 21 on the Plan of Hillmont Subdivision, as of record in Book 1424, page 37, said Register's Office, to which reference is made for a more complete and accurate description of said Lot.
>
> Being the same property conveyed to James L. Riggs by deed of record in Book 5449, page 7, said Register's Office.

This is improved property known as 1702-1704 Hillmont Drive, Nashville, Tennessee 37215.

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 26th day of February, 1990.

Allison G. Lucas, Vice President
Guaranty Title Company
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 26th day of February, 1990.

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 $10,000.00.

Allison G. Lucas
Affiant

Subscribed and sworn to before me, this the 26th day of February, 1990.

Notary Public

My Commission Expires:

March 27, 1993

RUSH

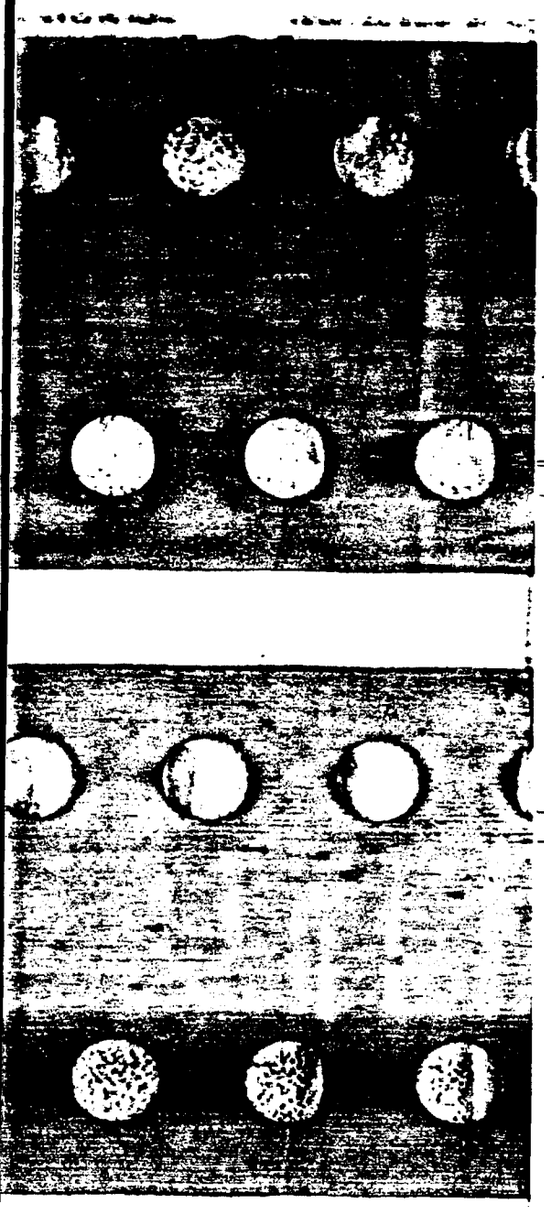
6606 08 0101 03CHECK 40.00

FEB 28 2 13 PM '90

DAVIDSON COUNTY TN.

NOTIF. REFERENCE

7035



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

RECEIVED OF _____

FOR _____

BOOK 8054 PAGE 203

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 10000.00
CON TX 33.00
PRFEE 1.00
WDEED 6.00
TOTAL 40.00
CHECK 40.00

02/28/90 01 14:13 0001 6606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

070035

IDENTIF. REFERENCE

Feb 28 2 13 PM '90

DAVIDSON COUNTY TN.

No. 296558