SUBSTITUTE

BOOK 8076 PAGE 652

TRUSTEE'S DEED

DEEDED TO:

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

THIS INSTRUMENT PREPARED BY:

Donald R. O'Guin, Sr., Trustee
2204 Lebanon Road
Nashville, Tennessee 37214
615-883-7188

SEND TAX BILLS:

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

Map-Parcel Number
083-09-0 132.00
Being 1006 Main Street
Nashville, Tennessee 37206

SUBSTITUTE
TRUSTEE'S DEED

WHEREAS, on the 3rd day of October, 1988, Donald R. O'Guin, Sr. was appointed substitute Trustee by document of record in Book 7667, page 698, Register's Office for Davidson County, Tennessee. On September 1st, 1977 Kenneth Allen Fulks executed an Installment Deed of record in Book 5474, page 835 conveying to the Trustee the real estate hereinafter described, said Installment Deed was executed to secure the payment of Ninety Thousand Dollars ($90,000.00) principal and interest at 10% per annum on the unpaid balance, said Installment Deed is recorded in Book 5474, page 835, in the Register's Office for Davidson County, Tennessee.

WHEREAS, I, Donald R. O'Guin, Sr. was appointed Substitute Trustee under document recorded in Book 7667, page 698, Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin Sr. Substitute Trustee , at the request of the holder of said indebtness and under and by virtue of the powers vested in me as such Substitute 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 January 4th, 11th and 18th, 1990 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 January 26, 1990 at 12:00 Noon am at the South door of the Courthouse in Davidson County, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter descrobed for cash and in bar of the hereinabove mentioned equities, as provided in said Installment Deed, at which time AMC Mortgage Company, Inc. the holder of said indebtness. submitted the highest and best bid in the amount of Ninety Two Thousand One Hundred Twelve Dollars and Thirty Two Cents, ($92,112.32) and, such bid has been transferred to American Construction & Remodeling Company, Inc. and,

NOW THEREFORE, inconsideration of the premises, I, Donald R. O'Guin, Sr., Substitute Trustee, do hereby sell, tranfer 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. 17 on the Plan of the Resubdivision of the Bransford McWhirter Subdivision of the Allison Place, as of record in Book 161, page 125, Register's Office for said County.

BEING the same property conveyed to Donald R. O'Guin and wife Catherine Regenia O'Guin by Installment Deed from Joseph C. Inman and wife Wilma J. Inman of Record in Book 4474, page 858, Register's Office for Davidson County, Tennessee.

L 4778
ENTIF. TREFERENCE
MAR 30 10 50 AM '90
DAVIDSON COUNTY
RELEASED

I, Donald R. O'Guin, Sr., Substitute, 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 Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute 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, 30th day of March, 1990

Donald R. O'Guin, Sr., Substitute Trustee

STATE OF TENNESSEE

7163 03/30 0101 03CHECK 310.93

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 30th day of March, 1990.

Karen E. Spradlin
Notary Public

My Commission Expires: 7-18-92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Ninety Two Thousand One Hundred Twelve Dollars and Thirty Two Cents ($92,112.32).

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

Subscribed and sworn to before me, this the 30th day of March, 1990.

Karen E. Spradlin
Notary Public

My Commission Expires: 7-18-92

"Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Ninety Two Thousand One Hundred Twelve Dollars and Thirty Two Cents ($92,112.32).

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8076 PAGE 654

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 92112.32
CON TX 303.93
PRFEE 1.00
WDEED 6.00
TOTAL 310.93
CHECK 310.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/30/90 01 10:48 0001 7163

14778

IDENTIF. REFERENCE

MAR 30 10 50 AM '90

DAVIDSON COUNTY

No. 305572