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 First American Center Nashville, TN 37237-7250 Attn: Ernest Linder	Same	146-8-11.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated August 21, 1987, executed by Georges C. Brown and wife, Barbara F. Brown, which is recorded in Book 7349, Page 811, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Substitute Trustee by an instrument of record in Book 8057, Page 671, 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, as Vice President of 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, April 9, 1990, at the Front 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, as Vice President of 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 Thirty Thousand and No/100 Dollars ($30,000.00) 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 Thirty Thousand and No/100 Dollars ($30,000.00) cash in hand paid by First American National Bank, I, as Vice President of 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 all its right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Map of Blackman Acres, as of record in Book 2083, page 92, Register's Office for Said County, described as follows:
>
> BEGINNING at a point in the easterly margin of Blackman Road at the corner of Lots 2 and 3; thence with the line between said lots, easterly 207 feet to the corner of Lot No. 4; thence with the line between Lots 3 and 4, southerly 178.5 feet to same, westerly 81.2 feet to a point; and continuing with the margin of said Road in a northwesterly direction around a

curve, 219.25 feet to the east margin of Blackman Road; thence with the margin of the same, northerly 57.7 feet to the point of beginning.

BEING the same property conveyed to Georges C. Brown and wife, Barbara F. Brown by deed of record in Book 7342, Page 750, Register's Office for Davidson County, Tennessee.

This is improved property known as 422 Blackman Road, 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 9th day of April, 1990.

GUARANTY TITLE COMPANY

By: Allison G. Lucas
Allison G. Lucas
Vice President
Guaranty Title Company
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sandra K. Prince, a Notary Public of the State and County aforesaid, personally appeared Allison G. Lucas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged herself to be the Vice President of the Guaranty Title Company, the within named bargainor, (a Tennessee corporation), and that she as such Vice President and being authorized so to do executed the foregoing instrument for the purpose contained, by signing the name of the Guaranty Title Company by herself as Vice President.

Witness my hand and seal, at office in Nashville this 9th day of April, 1990.

Sandra K. Prince
NOTARY PUBLIC

My Commission Expires:

March 27, 1993

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $30,000.00.

Allison G. Lucas
Affiant

Subscribed and sworn to before me, this the 9th day of April, 1990.

NOTARY PUBLIC

My Commission Expires:

March 27, 1993

NOTARY PUBLIC AT LARGE

19505

IDENTIF. TREFERENCE

APR 17 2 01 PM '90

DAVIDSON COUNTY

RUSH

1955 04/17 0101 03CHECK 109.00

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

RECEIVED OF _____

FOR _____

BOOK 8089 PAGE 965

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 30000.00	
			CON TX 99.00	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 109.00	
			CHECK 109.00	
04/17/90	01		14:01 0001 1955	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19505

IDENTIF. REFERENCE

APR 17 2 01 PM '90

DAVIDSON COUNTY TN.

No. 311057