THIS INSTRUMENT PREPARED BY: Stephen P. Spann, Attorney at Law, First American Center, Nashville, Tennessee 37237

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
First American National Bank c/o Phil Smartt First American Center Nashville, TN 37237-0068	Same	136-11-35.00

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated November 30, 1988, executed by Caruthers Builders, Inc., which is recorded in Book 7715, Page 698, 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, 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 13, 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, Guaranty Title Company, Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Eighty-nine Thousand and No/100 Dollars ($89,000.00) 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 Eighty-nine Thousand and No/100 Dollars ($89,000.00) cash in hand paid by First American National Bank, I, Guaranty Title Company, 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. 377 on the Plan of Priest Lake Park, Section 6, as of record in Book 5050, pages 21 and 22, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Caruthers Builders, Inc. by virtue of a deed from Harry G. Todd and wife, O. Ellen Todd, as of record in Book 7715, page 695, Register's Office for Davidson County, Tennessee.

This is improved property known as 3729 Priest Lake Drive, Nashville, Tennessee 37217.

And I covenant with the said First American National Bank, that I am lawfully seized and possessed of said real and personal property as 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 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 13th day of April, 1990.

GUARANTY TITLE COMPANY

BY: _____
Stephen P. Spann
Assistant Vice President
Guaranty Title Company
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sandra K. Prince, a Notary Public of the State and County aforesaid, personally appeared Stephen P. Spann, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the Assistant Vice President of the Guaranty Title Company, the within named bargainor, (a Tennessee corporation), and that he as such Assistant 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 himself as Assistant Vice President.

WITNESS my hand and seal, at office in Nashville this 13th day of April, 1990.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
NOTARY PUBLIC

My Commission Expires:

March 27, 1993

RUSH

DAVIDSON COUNTY, TN.
APR 26 1 45 PM '90
IDENTIF. TREFERENCE
21994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $89,000.00.

_____
Stephen P. Spann
Affiant

Subscribed and sworn to before me, this the 13th day of April, 1990.

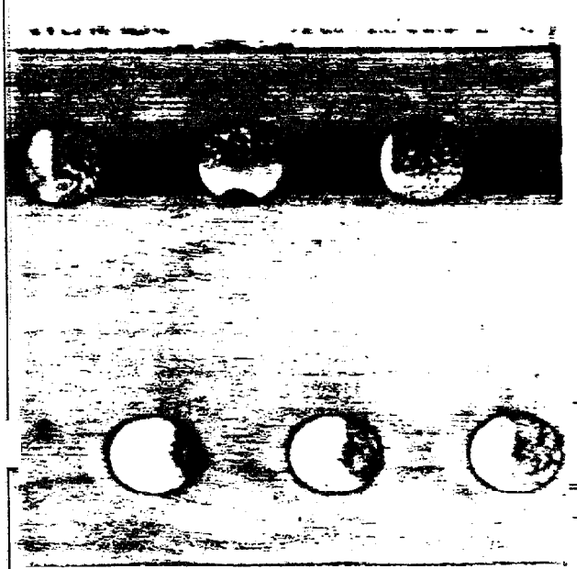
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
NOTARY PUBLIC

My Commission Expires:

March 27, 1993

4823 04/26 010 03CHECK 300.70



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

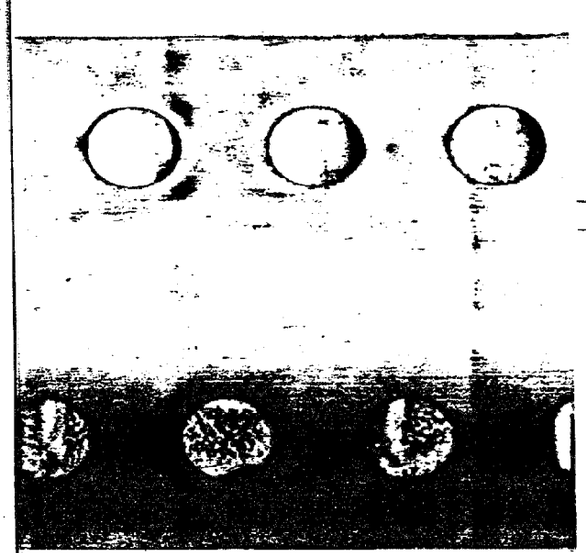
RECEIVED OF _____

FOR _____

BOOK 8096 PAGE 722

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 89000.00	
			CON TX 293.70	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 300.70	
			CHECK 300.70	
04/26/90	01		13:45 0001 4932	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21994

IDENTIF. REFERENCE

APR 26 1 45 PM '90

DAVIDSON COUNTY TN.

No. 313994