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 c/o Harry Gross Real Estate Division Nashville, Tennessee 37237-0305	Same	82-13-358.00 5W-1880

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated January 22, 1987, executed by Calvin L. Tate and wife, Teresa L. Tate by Attorney in Fact, which is recorded in Book 7119, Page 162, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Substitute Trustee by an instrument of record in Book 8071, Page 506, 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, Allison G. Lucas, 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 20, 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, Allison G. Lucas, 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 Four Hundred Fifteen Thousand and no/100 ($415,000.00) Dollars 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 Four Hundred Fifteen Thousand and no/100 ($415,000.00) Dollars cash in hand paid by First American National Bank, I, Allison G. Lucas, 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, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Section Two, Stockyards Business Center of record in Book 6200, page 816, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Calvin L. Tate by deed from Edward Van Voorhees, Trustee, with full power to convey or encumber without the joinder of any beneficiary, of record in Book 7733, page 570, Register's Office for Davidson County, Tennessee.

This is improved property known as 921 Second Avenue, North, Nashville, Tennessee 37201.

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 Substitute Trustee.

Witness my hand this 20th day of April, 1990.

GUARANTY TITLE COMPANY

By: _____
Allison G. Lucas, Vice President
Guaranty Title Company as
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, with whom I am personally acquainted, and who acknowledged herself to be Vice President of Guaranty Title Company and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signng the name of the corporation by herself as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 20th day of April, 1990.

Martha Alley Mabry
NOTARY PUBLIC



My Commission Expires:

March 27, 1993

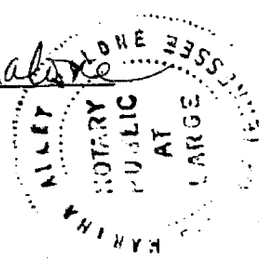
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $415,000.00.

Allison G. Lucas
Affiant

Subscribed and sworn to before me, this the 20th day of April, 1990.

Martha Alley Mabry
Notary Public



My Commission Expires:

March 27, 1993

RUSH

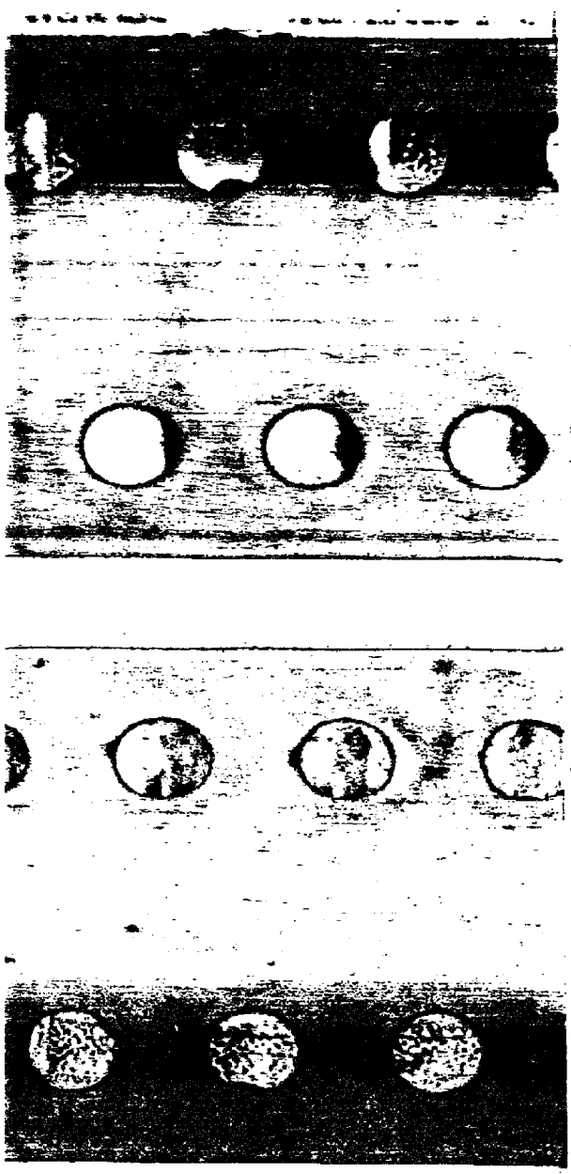
2376

IDENTIFICATION REFERENCE

MAY 3 10 54 AM '90

DAVIDSON COUNTY, TN

9555 05/03 0101 03CHECK 1379-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8101 PAGE 813

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	415000.00
			CON TX	1369.50
			PRFEE	1.00
			MDEED	9.00
			TOTAL	1379.50
			CHECK	1379.50
05/03/90	01		10:55 0001	8565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2376.8.

IDENTIFICATION REFERENCE

MAY 3 10 54 AM '90

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 316055