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
c/o Sammy Ballesteros
Nashville, TN
37237-0502

Send Tax Statements To:
Same

Map & Parcel:
62-13-72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 24 10 45 AM '90
IDENTIFICATION REFERENCE
28544

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated September 26, 1988, executed by James Anthony Lyons, unmarried, which is recorded in Book 7678, Page 586, 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, Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock Noon, Wednesday, May 23, 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, Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifteen Thousand and no/100 ($15,000.00) 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 Fifteen Thousand and no/100 ($15,000.00) Dollars cash in hand paid by First American National Bank, I, Allison G. Lucas, as Vice President of 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:

BEING Lot No. 1 on the Map of George I. Waddey's Subdivision of W. N. Morgan 18.25 acres tract and recorded in Book 843, page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 100 feet on the easterly side of Williams Ferry Road and extends back between parallel lines with the northerly margin of Claypool Avenue and 200 feet on the westerly margin of Hemlock Ave.

Being the same property conveyed to James Anthony Lyons, unmarried, by deed from Herman Ray Stanfield and wife, Shirley Dean Stanfield, of record in Book 5450, page 646, Register's Office for Davidson County, Tennessee.

This is improved property known as 1601 Riverwood Drive, Nashville, Tennessee 37216.

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 23rd day of May, 1990.

GUARANTY TITLE COMPANY

By: Allison G. Lucas, V.P.
Allison G. Lucas, Vice President
Guaranty Title Company as
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 23rd day of May, 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 $15,000.00.

Allison G. Lucas
Affiant

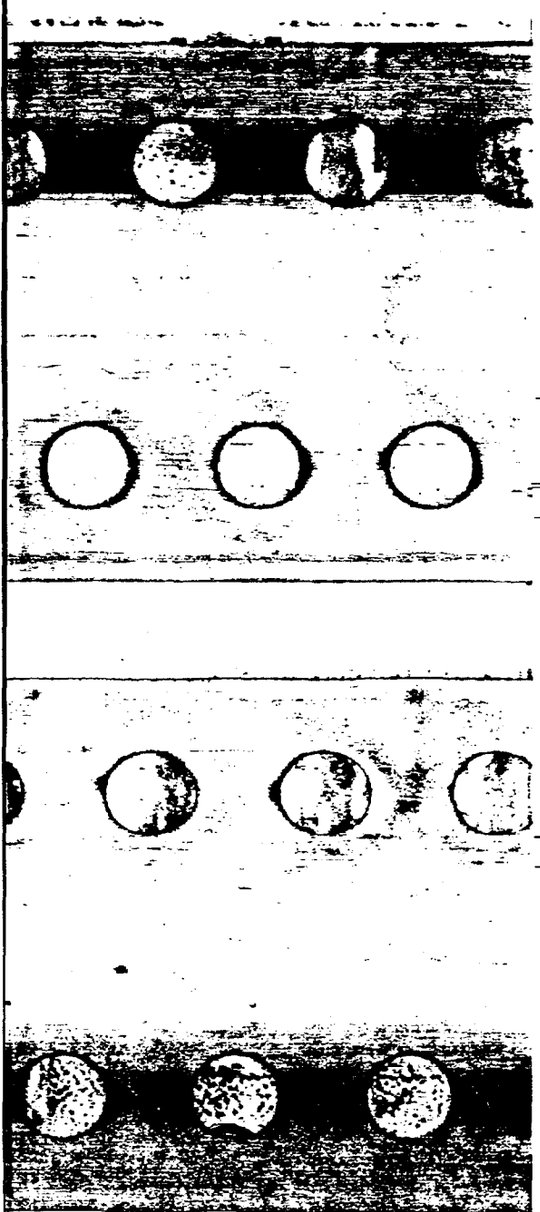
Subscribed and sworn to before me, this the 23rd day of May, 1990.

Notary Public

My Commission Expires:

March 27, 1993

4381 05/24 0101 03CHECK 59.50



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

RECEIVED OF _____

FOR _____

BOOK 8115 PAGE 536

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	15000.00
CON TX	49.50
PRFEE	1.00
MDEED	9.00
TOTAL	59.50
CHECK	59.50

05/24/90 01 10:46 0001 4381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28544

IDENTIFT REFERENCE

MAY 24 10 46 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 321792