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:
143-3C-12



FELIX Z WILKINS REGISTER
DAVIDSON COUNTY, TN
MAY 24 10 53 AM '90

IDENTIFICATION REFFRENCE

28547

SUBSTITUTE TRUSTEE'S DEED

**WHEREAS**, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated September 6, 1983, executed by Charles E. and Fannie V. Guthrie, which is recorded in Book 6133, Page 419, Register's Office for Davidson County, Tennessee; and,

**WHEREAS**, Guaranty Title Company, was appointed Substitute Trustee by an instrument of record in Book 8070, Page 99, 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, 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, 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 Eighty Thousand One Hundred Eighty-Three and 96/100 ($80,183.96) 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 Eighty Thousand One Hundred Eighty-Three and 96/100 ($80,183.96) 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 a part of Phase One of Harpeth Glen Condominium Apartments as shown per plat of record in Plat Book 4460, at page 42, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:
>
> Unit No. C-2 on the said section plat together with the carport designated number C-2, a family unit type No. 4, as shown in and described by the Master Deed Establishing Horizontal Property Regime with Respect to

Harpeth Glen Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4546, page 658, of the Register's Office of Davidson County, Tennessee, said Master Deed having been amended by instruments of record in Book 4630, page 504, and in Book 4775, page 384, and in Book 4872, page 973, all of record in the Register's Office for Davidson County, Tennessee and said By-Laws having been amended by instruments of record in Book 5583, page 756, and in Book 5720, page 447, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Edward Guthrie and wife, Fannie Valeria Guthrie by deed from Charles E. Goshen and wife, Patricia M. Goshen, of record in Book 5778, page 585, Register's Office for Davidson County, Tennessee.

This is improved property known as 6957 Highland Park Drive, Unit C-2, Nashville, Tennessee 37205.

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 23rd day of May, 1990.

GUARANTY TITLE COMPANY

By: _____ V.P.
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 23rd day of May, 1990.

Martha Alley Bates
NOTARY PUBLIC

My Commission Expires:

March 27, 1993

4384 05/24 0101 03CHECK 274.66

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $80,183.96.

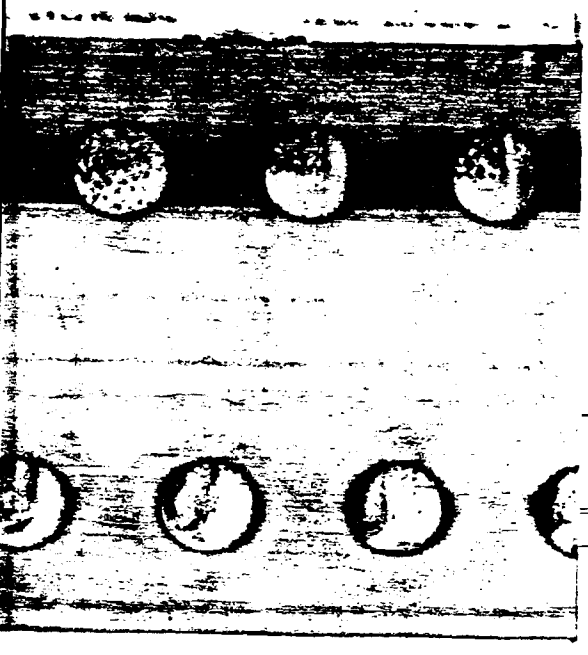
Allison G. Lucas
Affiant

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

Martha Alley Bates
Notary Public

My Commission Expires:

March 27, 1993



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

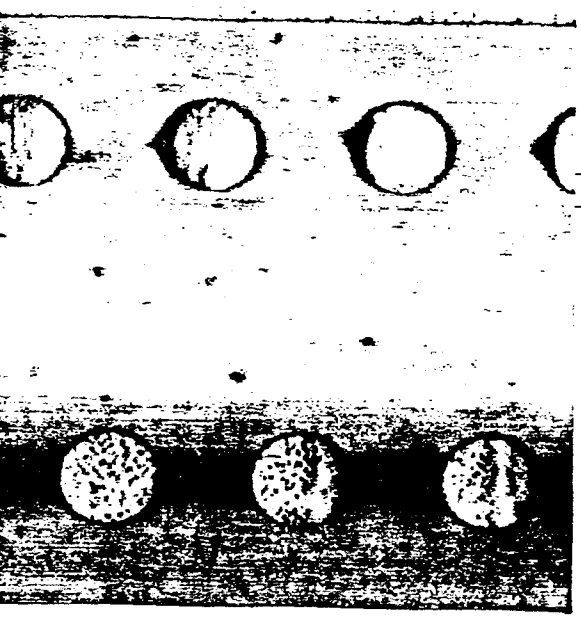
RECEIVED OF _____

FOR _____

BOOK 8115 PAGE 547

| | | |
|---|---|---|
| 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 80183.96
CON TX 264.66
PRFEE 1.00
WDEED 9.00
TOTAL 274.66
CHECK 274.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/24/90 01 10:53 0001 4384

28547

IDENTIFI REFERENCE

MAY 24 10 53 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 321795