This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

First American National
Bank of Nashville
First American Center
Nashville, TN 37237

Same

103-14-0-A
063.00 CO

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is, $79,420.00, which included the assumption and/or payoff of an existing deed of trust in the amount of $47,158.44.

David M. Smythe
Affiant

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

Stephen L. Edwards
Notary Public

My Commission Expires: 8-29-93

WHEREAS, by Deed of Trust dated February 23, 1987, and recorded in Book 7157, page 589, Register's office for Davidson County, Tennessee, John P. Emmett and Wife, Joyce V. Emmett, conveyed to Barry W. Bedford, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 8131, page 82, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 13th day of July, 1990, at 11:00 o'clock A.M. at the South front door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, First American National Bank of Nashville, being the highest and best bidder became the purchaser of said property at and for the sum of Seventy-Nine Thousand Four Hundred Twenty and no/100 Dollars ($79,420.00), which amount included the assumption and/or payoff of the first lien deed of trust of record in Book 5370, page 593, said Register's office;

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto First American National Bank of Nashville the following real estate:

> A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:
>
> Unit No. F-63 in a Horizontal Property Regime located on the Plat of The Hillwood of record in Book 5200, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made.
>
> BEING the same property conveyed to John P. Emmett and wife, Joyce V. Emmett, by deed from Thomas V. White, Trustee, of record in Book 5370, page 591, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead exemption and equitable and statutory redemption of the property as well as all right of dower or curtesy in the property, and all other rights or exemptions of every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto First American National Bank of Nashville, its representatives, successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property, if any. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, including but not limited to a Deed of Trust in favor of Security Federal Savings and Loan recorded in Book 5370, page 593, Register's office for Davidson County, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 13th day of July, 1990.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, STEPHEN L. EDWARDS, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 13th day of July, 1990.

Stephen L. Edwards
Notary Public

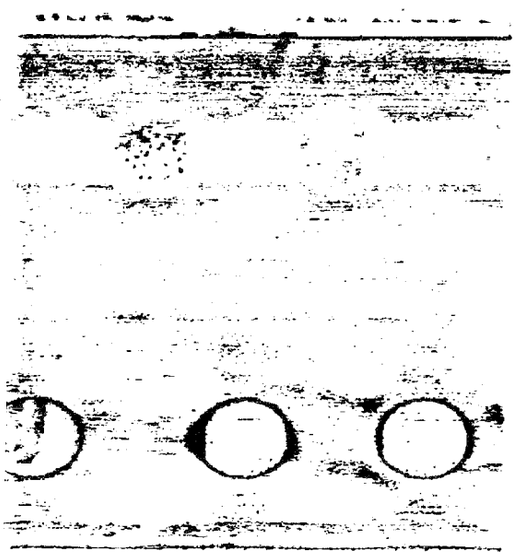
My Commission Expires: 8-29-93

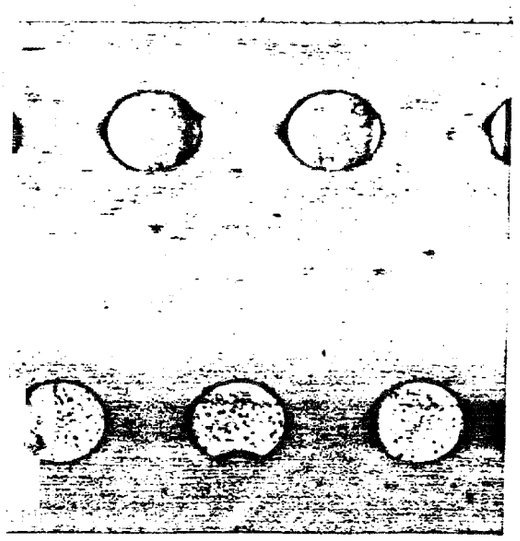
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41867

IDENTIFICATION

JUL 16 3 21 PM '90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8154 PAGE 43

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 79420.00
CON TX 262.02
PRFEE 1.00
WDEED 9.00
TOTAL ~~272.02~~
CHECK ~~272.02~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/16/90 01 15:22 0001 0561

4 1 8 6 7

IDENTIFICATION

JUL 16 3 21 PM '90

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

No. 337397