THIS INSTRUMENT PREPARED BY: Allison G. Lucas, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
First American National Bank c/o Sammy Ballesteros Nashville, TN 37237-0502	Same	Map #98-1 Parcel #100

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated October 21, 1983, executed by John Jones and wife, Mary Jones, which is recorded in Book 6170, Page 824, Register's Office for Davidson County, Tennessee; and,

WHEREAS, said Deed of Trust was amended and modified by instrument of record in Book 6655, Page 108, said Register's Office; and

WHEREAS, said Deed of Trust was amended and modified by instrument of record in Book 6984, Page 406, said Register's Office; and

WHEREAS, Guaranty Title Company, was appointed Substitute Trustee by an instrument of record in Book 8191, Page 824, 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, Monday, October 15, 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 Forty-Five Thousand and no/100 Dollars ($45,000.00) 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 Forty-Five Thousand and no/100 Dollars ($45,000.00) 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. 57 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, said Register's Office.

SAID Lot No. 57 fronts 39.40 feet on the westerly margin of the cul-de-sac of Lana Renee Court, and runs back 308.59 feet on the northerly line and a total of 352.53 feet on the broken southerly line, to a line in the rear, measuring 225.0 feet thereon.

BEING the same property conveyed to John Jones and wife, Mary Jones by deed from Randall Phillips Builders, Inc., of record in Book 5469, page 665, Register's Office for Davidson County, Tennessee.

This is improved property known as 5101 Lana Renee Court, Hermitage, Tennessee 37076.

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 15th day of October, 1990.

GUARANTY TITLE COMPANY

By: Allison G. Lucas, 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 15th day of October, 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 $45,000.00.

Allison G. Lucas
Affiant

Subscribed and sworn to before me, this the 15th day of October, 1990.

Notary Public

My Commission Expires:

March 27, 1993

66235

IDENTIF. TREFERENCE

OCT 19 3 17 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

1728 10/19 0101 03CHECK 158.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8220 PAGE 780

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	45000.00
CON TX	148.50
PRFEE	1.00
WDEED	9.00
TOTAL	158.50
CHECK	158.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/19/90 01 15:18 0001 1728

66235

IDENTIF. REFERENCE

OCT 19 3 17 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 365909