TRUSTEE'S DEED

DEEDED TO:

American Construction & Remodeling
Company, Inc.
P.O.Box 148148
Nashville, Tennessee 37214

THIS INSTRUMENT PREPARED BY:

Donald R. O'Guin, Sr., Trustee
2204 Lebanon Road
Nashville, Tennessee 37214
615-883-7188

SEND TAX BILLS:

Standard Mortgage Corporation
5871 Glenridge Drive
Atlanta, Georgia 30328
Loan No. 502681

Map- Parcel Number

104-01-0
430.00

TRUSTEE'S DEED

WHEREAS, on the 5th day of May 1990, Donald R. O'Guin, Sr. was appointed Trustee by an Installment Deed of even date executed by Rebecca Lynne Devine, conveying to him as Trustee the real estate hereinafter described, said Installment Deed was executed to secure the payment of Sixty Seven Thousand Five Hundred Dollars ($67,500.00) principal and interest at 10% per annum on the unpaid balance, said Installment Deed is recorded in Book 8128, page 497, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Installment Deed by instrument recorded in Book 8128, page 497, in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtness, and under and by virtue of the powers vested in me as such Trustee in said Installment Deed, advertised the said real estate as required by law and by the terms of said Installment Deed by giving twenty-one (21) days notice by three (3) successive publications, namely August 9, 16, and 23, 1990 in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Installment Deed.

PURSANT to said advertisment on September 17, 1990 at 12:00 Noon am at the South door of the Courthouse of Davidson County, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Installment Deed, at which time American Construction & Remodeling Company, Inc., P.O. Box 148148, Nashville, Tennessee 37214, submitted the highest and best bid in the amount of Sixty Seven Thousand Four Hundred Seventy Dollars and Thirteen Cents. ($67,470.13), and,

NOW THEREFORE, inconsideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to American Construction & Remodeling Company, Inc., 2204 Lebanon Road, Nashville, Tennessee 37214, their successors in fee simple and in bar of all equities above mentioned, the following described real estate, towit:

Being land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision, of record in Platt Book 4300 at page 19, Register's Office for Davidson County, Tennessee. Resubdivision of Lots 177 and 178, West Grove Subdivision.

Being the same property conveyed to American Construction & Remodeling Company, Inc. by warranty deed from Krissa A. Baylor of record in Book 8128, Page 494, Register's Office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to American Construction & Remodeling Company, Inc., 2204 Lebanon Road, Nashville, Tennessee 37214, all rights conveyed to me as said Trustee in said Installment Deed, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Installment Deed hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 18th day of September, 1990

Donald R. O'Guin, Sr., Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. O'Guin, Sr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 1990.

Karen E. Spradlin
Notary Public

My Commission Expires 7/18/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for the transfer is Sixty Seven Thousand Four Hundred Seventy Dollars and Thirteen Cents ($67,470.13)

Julie A. O'Guin
Affiant Julie Ann o'Guin, President
American Construction & Remodleing Company, Inc.

Subscribed and sworn to before me, this the 18th day of September, 1990.

Karen E. Spradlin

My Commission Expires 7/18/92

" Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Sixty Seven Thousand Four Hundred Sefenty Dollars and Thirteen Cents. ($67,470.13)

72669

IDENTIF. REFERENCE

NOV 15 12 48 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7463 11/15 0101 03CHECK 229.75

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8237 PAGE 956

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 67470.13
				CON TX 222.75
				PRFEE 1.00
				WDEED 6.00
				TOTAL 229.75
				CHECK 229.75
11/15/90	01			12:48 0001 7463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72669

IDENTIF. TREFERENCE

NOV 15 12 48 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373481