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

81-3
363

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is $25,000.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this 9th day of January, 1991.

Teresa M Ross
Notary Public-AT LARGE

TERESA M. ROSS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: July 23, 1994

WHEREAS, by Deed of Trust dated February 17, 1987, and recorded in Book 7141, page 220, Register's office for Davidson County, Tennessee, J & G Investment, a partnership composed of Joe F. Wall and George Riddle, sole partners, conveyed to John E. Donovan, 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 8245, page 289, 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 28th day of December, 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 Twenty-Five Thousand and no/100 Dollars ($25,000.00).

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:

Being Lot No. 4 on the Plan of the Beadle Subdivision of record in Book 4715, page 130, said Register's Office, to which reference is made for a more complete and accurate description of said Lot.

Being all the same property conveyed to the grantors herein by deeds of record in Book 7141, page 218, and Book 7626, page 97, said Register's Office.

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, as well as all ad valorem property taxes which may be of record or applicable of 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 9th day of January, 1991.

David M. Smythe
Substitute Trustee

4454 01/10 0101 03CHECK 89.50

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa M. Ross, 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 9th day of January, 1991.

Teresa M. Ross
Notary Public AT-LARGE

TERESA M. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: July 24, 1994

85189

IDENTIF. REFERENCE

JAN 10 3 32 PM '91

FELIX Z. DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8273 PAGE 630

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 25000.00
				CON TX 82.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 89.50
				CHECK 89.50
01/10/91		01		15:31 0001 4454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85189

IDENTIF. REFERENCE

JAN 10 3 32 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 388336