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

86-11A-72
4D89100

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is $48,336.42.

David M Smythe
Affiant

Subscribed and sworn to before me, this 21st day of January, 1991.

Notary Public AT-LARGE

My Commission Expires: July 23, 1994

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WHEREAS, by Deed of Trust dated March 16, 1989, and recorded in Book 7872, page 8, Register's office for Davidson County, Tennessee, Peggy Herndon conveyed to Guaranty Title Company, 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 8236, page 960, 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 14th day of December, 1990, at 11:00 o'clock A.M. at the South front door of the Davidson County Courthouse, Nashville, Tennessee, but said sale was postponed by undersigned pursuant to the powers reserved in the Substitute Trustee's Notice of Sale until January 18, 1991 at 11:00 a.m.; and

WHEREAS, on January 18, 1991 at 11:00 a.m., 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, become the purchaser of said property at and for the sum of Forty-eight Thousand Three Hundred Thirty-six and 42/100 Dollars ($48,336.42).

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, Tennessee, described as follows:
>
> UNIT No. 2, Building No. 13 in Raintree Village (a condominium created under Chapter 27, Title 64, of the Tennessee Code Annotated), and as established by a Master Deed of record in Book 4753, page 140, Register's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, said Register's Office and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and IIA, of record in Book 4860, pages 62 through 64 said Register's Office, to which plat reference is hereby made. Building 13 having been submitted to the provisions of the said Master Deed, as amended by instrument of record in Book 5165, page 781, and Book 5172, page 77, said Register's Office. Garage No. 13-2 is a limited common element for the exclusive use of the occupant of said unit.
>
> BEING the same property conveyed to Peggy Herndon by deed from Jerry A. McGuire and wife, Rhonda J. McGuire of record in Book 6346, page 167, 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, equity of redemption, statutory right of redemption and all other rights or exemptions of every kind, including, but not limited to any statutory right to an elective share in the property, the same having been waived by 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 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 21st day of January, 1991.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, TERESA M BOSS, 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 21st day of January, 1991.

Teresa M Boss
Notary Public - AT - LARGE

My Commission Expires: July 23, 1994

TERESA M BOSS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

169.39

87741

IDENTIF. TREFERENCE

JAN 22 3 26 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8279 PAGE 515

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	48336.42
CON TX	159.39
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	1.00
WDEED	9.00
TOTAL	169.39
CHECK	169.39

01/22/91 01 15:24 0001 7350

87741

IDENTIF. REFERENCE

JAN 22 3 26 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391193