This Instrument Prepared By:
Lawless & Associates, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
First American National Bank First American Center 315 Deaderick Street Nashville, Tennessee 37237	Same	Map 34-9 Parcel 25

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WHEREAS, Lanny R. Mooneyham and wife Janet Mooneyham by Deed of Trust (the "Deed of Trust") dated October 5, 1989, transferred and conveyed to Guaranty Title Company, Trustee, the property described in Exhibit A hereto (the "property") (said Deed of Trust being of record in Book 7956, page 142, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Substitute Trustee being of record in Book 8283, page 923, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at 12:00 o'clock noon, March 4, 1991, at the Main door of the Davidson County Courthouse, Nashville, Tennessee when and where First American National Bank ("Grantee") became the last and highest bidder for cash at the price of One Million One Hundred Thousand and 00/100 Dollars ($1,100,000.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Thomas W. Lawless, Substitute Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all redemptive rights which may be exercised by any governmental taxing authority.

3. Plan of record in Book 6900, page 877, said Register's Office, as amended in Book 7923, page 43, said Register's Office.

4. Any and all other prior restrictions, encumbrances, or liens of any nature.

5. Title to that portion of premises, if any, embraced within the charter of right-of-way of the L&N Railroad.

Words used herein indicating number or gender shall be read as context may require.

Dated this 6th day of March, 1991.

Thomas W. Lawless

Thomas W. Lawless, as Substitute Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry Parker, a Notary Public in and for said County and State, the within named Thomas W. Lawless, Substitute Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of March, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

SHERRY PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,100,000.00.

Thomas W. Lawless
AFFIANT

Subscribed and sworn to before me this 6th day of March, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

SHERRY PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Rivergate Square Retail Center, as of record in Plat Book 6900, Page 877, amended by Surveyor's Certificate of Correction of record in Book 7923, Page 43, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lanny R. Mooneyham by deed from Gallatin Road Partners, Ltd., a Tennessee Limited Partnership of record in Book 7956, Page 139, said Register's Office.

98422

IDENTIF. TREFERENCE

MAR 15 12 59 PM '91

FELIX Z. WILSON Register
DAVIDSON COUNTY TN.

3909 03/15 0101 03CHECK 3640.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

MISC 6.00
TOTAL 6.00
CHECK 6.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 00 0001 3909

VOID
MISC 6.00
CAMT 1100000.00
CON TX 3630.00
PRFEE 1.00
WDEED 9.00
~~TOTAL 3634.00~~
~~CHECK 3634.00~~

99422

IDENTIF. REFERENCE

MAR 15 12 59 PM '91

DAVIDSON COUNTY TN

03/15/91 01 13:01 0001 3910

Total 3640.00

No. 404681