Box 18 (CMC)

#61924 04/03/91 dr

This Instrument Prepared By:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

BOOK 8324 PAGE 93

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
Guaranty Federal Savings Bank 10440 N. Central Expwy Dallas, Texas 75231	SAME	71-6-77

WHEREAS, by Deed of Trust and Security Agreement dated June 11, 1986, of record in Book 6886, page 844, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), P. S. Investment Company, Inc. conveyed the real property described on attached Exhibit A, which is incorporated herein by reference, together with the other property described in the Deed of Trust (collectively the "Property") to Ronald Harkavy, Trustee ("Trustee"), to secure payment of the indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, by Appointment of Successor Trustee dated March 1, 1991, of record in Book 8302, page 538, said Register's Office, Felix R. Dowsley, III was appointed Successor Trustee under the Deed of Trust (the "Successor Trustee"); and

WHEREAS, the Indebtedness was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the Indebtedness, the Successor Trustee gave notice of the time and place of a sale of the Property, all in accordance with the Deed of Trust and the laws of the State of Tennessee, by publishing a notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on March 7, 1991, and thereafter published on March 14, 1991 and March 21, 1991, with said notice of sale advertising the sale of the Property to be held on April 2, 1991, at 12:00 Noon; and

WHEREAS, on April 2, 1991, at 12:00 Noon at the front door of the Davidson County Courthouse, in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the Property was offered for sale in the manner provided in said notice and in the Deed of Trust, and the Trustee received a bid of Seven Hundred Twelve Thousand Five Hundred and No/100ths Dollars ($712,500), which bid was the last, highest and best bid, and payment has been made by credit upon the Indebtedness;

NOW, THEREFORE, in consideration of the foregoing and of the sum bid and paid as herein provided, I, Felix R. Dowsley, III, Successor Trustee, do hereby bargain, sell, transfer and convey the Property unto Guaranty Federal Savings Bank, and its successors and assigns ("Grantee");

TO HAVE AND TO HOLD the Property, together with the estate, title and interest of Successor Trustee therein and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple forever, free from all rights of redemption, homestead, dower, elective or distributive share, any right of appraisement or valuation and all other

rights and exemptions of the grantor of the Deed of Trust, all of which were expressly waived therein, and subject only to liens, easements, encumbrances, rights of redemption of taxing entities, liens for property and other taxes and other matters that are prior in right to the lien and security title of the Deed of Trust.

I, Felix R. Dowsley, III, Successor Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Successor Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the Property against the claims of all persons claiming by, through or under me as such Successor Trustee, but no further or otherwise.

This is improved property known as 1360 Brick Church Pike, Nashville, Tennessee.

WITNESS my hand as Successor Trustee on this 3rd day of April, 1991.

Felix R. Dowsley, III
Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared Felix R. Dowsley, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee named herein, and who further acknowledged that he as such Successor Trustee executed the foregoing instrument (SUCCESSOR TRUSTEE'S DEED) for the purposes therein contained, and who stated, upon oath, that the actual consideration or value, whichever is greater, for this transfer is Seven Hundred Twelve Thousand Five Hundred and No/100ths Dollars ($712,500).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 3rd day of April, 1991.

Connie M. Conkwright
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:

9/26/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 712,500.00
Connie M Conkwright
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 91.
Deputy Register

EXHIBIT A

LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Co., dated July 12, 1972, as follows:

BEGINNING at an iron pin in the southwesterly corner of the intersection of Brick Church Pike and Arctic Avenue, thence South 5°13'57" East 42 feet to an iron pin; thence South 15°59'27" East 112.50 feet to an iron pin; thence South 5°13'57" East 147.12 feet to an iron pin; thence leaving the margin of Brick Church Pike, South 83°37'39" West 334.04 feet to an iron pin; thence North 6°22'21" West 20 feet to an iron pin; thence South 83°37'39" West 265 feet to an iron pin; thence North 6°22'21" West 280 feet to an iron pin; thence North 83°37'39" East 584 feet to the point of beginning, containing 4.0 acres, more or less.

Being the same property conveyed to P. S. Investment Company, Inc. by Trustee's Deed from Deen Day Smith (f/k/a Marian U. Day), Robert L. Williams and Trust Company Bank as Co-Trustees of the Marital Trust for the Benefit of Marian U. Day of record in Book 6886, page 835, said Register's Office.

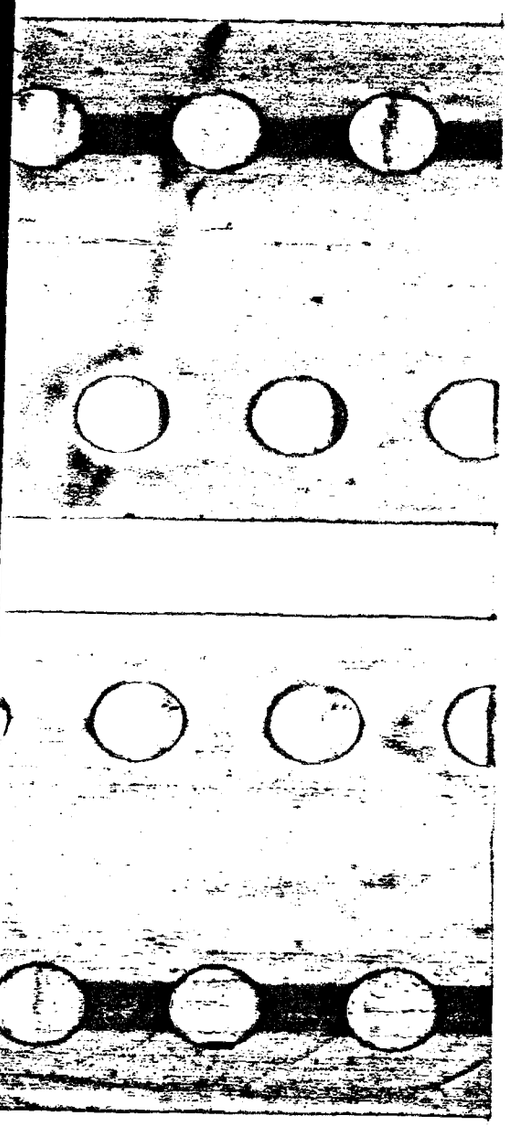
04192

IDENTIF. TREFERENCE

APR 4 9 31 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

1956 04/04 0101 03CHECK 2361.25



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8324 PAGE 96

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 712500.00
CON TX 2351.25
PRFEE 1.00
WDEED 9.00
TOTAL 2361.25
CHECK 2361.25

04/04/91 01 09:31 0001 195€

0 4 1 9 2

IDENTIF. REFERENCE

APR 4 9 31 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 410055