TRUSTEE'S DEED

DEED TO:

AMERICAN CONSTRUCTION & REMODELING
COMPANY, INC.
P.O. BOX 148148
NASHVILLE, TENN. 37214

SEND TAX BILLS:

CITYFED MORTGAGE COMPANY
50 WARDER STREET
SPRINGFIELD, OHIO 45501
LOAN NO. 346973-1

THIS INSTRUMENT PREPARED BY:

DONALD R. O'GUIN, SR., TRUSTEE
2204 LEBANON ROAD
NASHVILLE, TENN. 37214
(615)-883-7188

MAP-PARCEL NUMBER

107-5-145

TRUSTEE'S DEED

WHEREAS, on the 23rd day of April, 1990, Donald R. O'Guin, Sr. was appointed Trustee by an Installment Deed of even date executed by Micha31 Bryan Parkerson and wife Jennifer Elizabeth Parkerson, conveying to him as Trustee the real estate hereinafter described, said Installment Deed was executed to secure the payment of Fifty Two Thousand Five Hundred Dollars ($52,500.00) principal and interest at 10% per annum on the unpaid balance, said Installment Deed is recorded in Book 8124, Page 960 thru 964, 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 8124, Page 960 thru 964, 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, advertized 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 January 3, 10 & 17, 1991 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 January 25, 1991 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 Fifty Two Thousand Three Hundred Dollars and seventy three cents ($52,308.73) and,

NOW THEREFOR, INCONSIDERATION OF THE PREMISES, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to American Construction & Remodeling Company, Inc., P.O. Box 148148, 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. 125 on the Plan of Bel Air, Section II, as of record in Book 2900, pages 29-32, inclusive, Register's Office for Davidson County, Tennessee. Said Lot No. 125 fronts 65 feet on the easterly side of Elissa Drive and runs back 95 feet on the northerly side line and 127 feet on the southerly side line, to a dead line in the rear which measures 72.5 feet.

BEING the same property conveyed to American Construction & REmodeling Company, Inc. by warranty deed from Kenneth R. Rhodes and wife Jimmie L. Rhodes of record in Book8114, Page 679, Register's Office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to American Construction & Remodeling Company, Inc., P.O. Box 148148, 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 30th day of January, 1991

Donald R O'Guin Sr

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 acknowledgeed that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~30th~~ 7th day of ~~January~~ March, ~~1990~~ 1991.

Karen E. Spradlin
Notary Public

My Commission Expires 7-18-92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The acutal consideration or value, whichever is greater, for the transfer is Fifty Two Thousand Three Hundred Eight Dollars and Seventy Three Cents ($52,308.73).

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

Subscribed and sworn to before me, this the ~~30th~~ 7th day of ~~January~~ March, 1991.

My Commission Expires 7-18-92

Karen E. Spradlin
Notary Public

" MAXIMUM Principal Indebtedness for Tennessee Recording Tax Purpose is Fifty Two Thousand Three Hundred Eight Dollars and Seventy Three Cents ($52,308.73).

07363

IDENTIFICATION REFERENCE

APR 17 2 00 PM '91

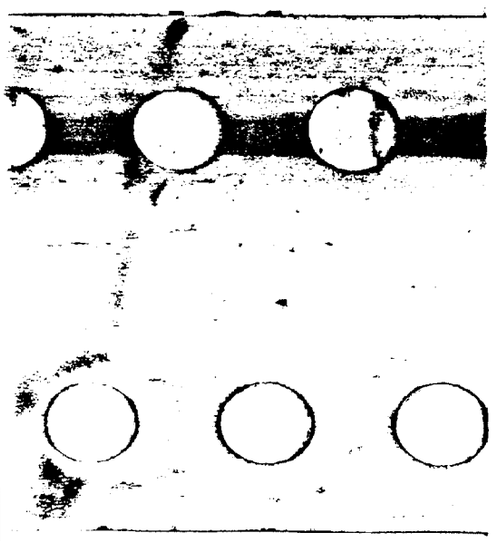
DAVIDSON COUNTY

PAID

5714 04/17 0101 03CHECK 179.59

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8332 PAGE 117

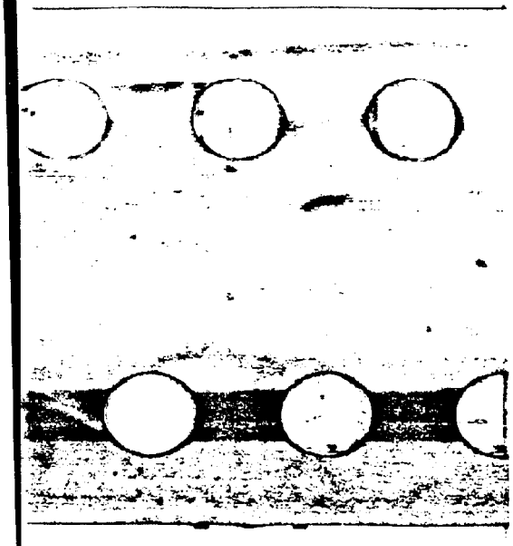
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 52308.73
CON TX 172.59
PRFEE 1.00
WDEED 6.00
TOTAL ~~179.59~~
CHECK ~~179.59~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/17/91 01 14:00 0001 5714



07363

IDENTIF. REFERENCE

APR 17 2 00 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY T.N.

No. 413755