THIS INSTRUMENT PREPARED BY: Eric V. Helmers, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

Address of New Owners:
First American
National Bank
c/o Samuel M. Ballesteros
Nashville, Tennessee
37237-0502

Send Tax Statements To:
Same

Map & Parcel:
33-16-275

FAX-UP

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

APR 22 9 30 AM '91

IDENTIF. REFERENCE

08248

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated May 7, 1986, executed by William H. Dorris, which is recorded in Book 6852, Page 197, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8307, Page 415, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the entire indebtedness was declared due and payable by the lawful holder and owner of the indebtedness secured by said Deed of Trust; and,

WHEREAS, payment not having been made as demanded, Guaranty Title Company, Successor Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock Noon, Thursday, April 18, 1991, at the front door of the Davidson County Courthouse, Nashville, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and,

WHEREAS, an authorized representative of Guaranty Title Company, Successor Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Forty-Four Thousand Five Hundred and no/100 ($44,500.00) Dollars by First American National Bank and said property was knocked off and sold to First American National Bank.

NOW, THEREFORE, in consideration of the premises and the sum of Forty-Four Thousand Five Hundred and no/100 ($44,500.00) Dollars cash in hand paid by First American National Bank, Guaranty Title Company, Successor Trustee, has this day bargained and sold and by these presents does transfer and convey to First American National Bank, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5B on the Zone Lot Division of Primrose Meadows, Section Four, of record in Plat Book 6900, page 378, which amends Plat Book 6200, page 218, Register's Office for Davidson County, Tennessee to which Plan reference is here made for a more complete and accurate description.
>
> Being a portion of the same property conveyed to William H. Dorris by deed from Jones Enterprises, Inc., of record in Book 6774, page 275, Register's Office for Davidson County, Tennessee.

This is improved property known as 1123 Graycroft Avenue, Madison, Tennessee 37115.

And Guaranty Title Company covenants with the said First American National Bank, that it is lawfully seized and possessed of said real and personal property as Successor Trustee only, and by the terms of the above mentioned Deed of Trust, has a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real property.

Guaranty Title Company further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real and personal property to First American National Bank its successors and assigns, against the lawful claims of any persons claiming by or through it as Successor Trustee, but no further or otherwise; it being its intention only to convey to First American National Bank no greater title in the subject real property than it received as Successor Trustee.

WITNESS my hand this 18th day of April, 1991.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: _____
Eric V. Helmers, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6733 04/22 0101 03CHECK 153.85

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Eric V. Helmers, with whom I am personally acquainted, and who acknowledged himself to be Vice President of Guaranty Title Company and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 18th day of April, 1991.

_____
NOTARY PUBLIC

My Commission Expires:

3-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $44,500.00.

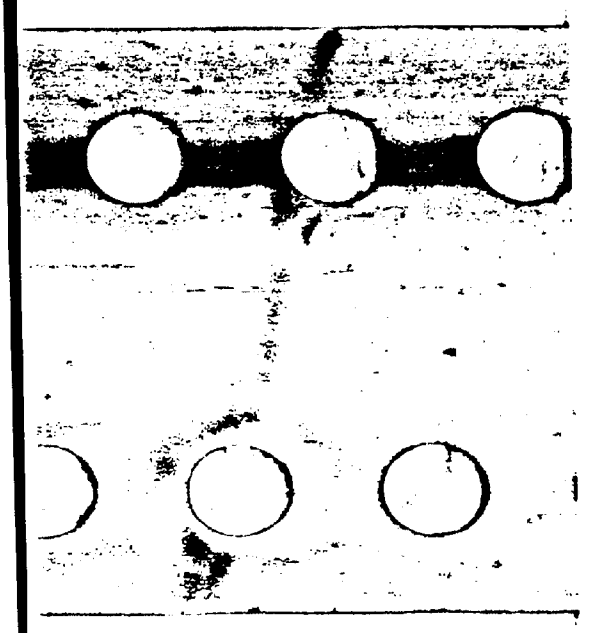
_____
Affiant

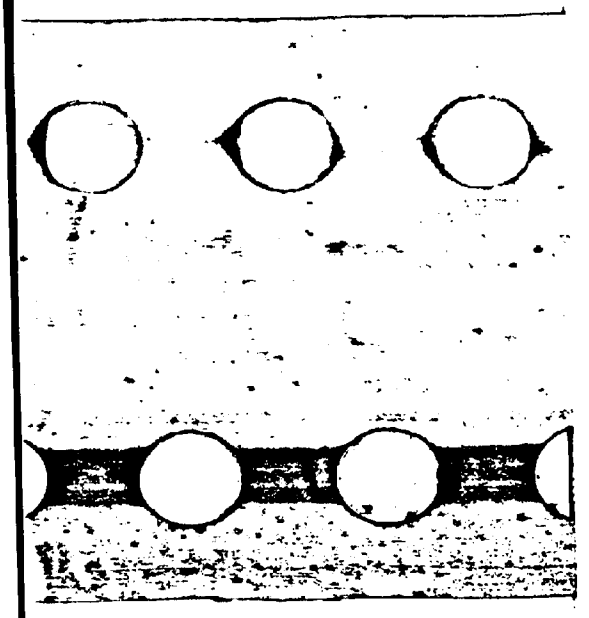
Subscribed and sworn to before me, this the 18th day of April, 1991.

_____
Notary Public

My Commission Expires:

3-27-93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8334 PAGE 383

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 44500.00
CON TX 146.85
PRFEE 1.00
MDEED 6.00
TOTAL 153.85
CHECK 153.85

04/22/91 01 09:29 0001 6733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08248

IDENTIF. REFERENCE

APR 22 9 30 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 414756