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:
83-6-259

PICK-UP

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.
APR 22 9 31 AM '91

IDENTIF. TREFERENCE

08250

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated April 11, 1989, executed by Joseph B. Webb and Nancy Webb, which is recorded in Book 7815, Page 639, 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, I, Eric V. Helmers, as Vice President of Guaranty Title Company, 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, Maryc 28, 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, I, Eric V. Helmers, as Vice President of Guaranty Title Company, Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Forty Thousand and no/100 ($40,000.00) 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 Thousand and no/100 ($40,000.00) Dollars cash in hand paid by First American National Bank, I, Eric V. Helmers, as Vice President of Guaranty Title Company, Trustee, have this day bargained and sold and by these presents do 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 the southeasterly portion of Lot No. 39 on the Plan of Olivia W. Sharpe's Addition to Nashville, of record in Book 332, page 17, Register's Office for said County.
>
> SAID property which is a corner lot, fronts 49 feet on the westerly margin of Chapel Avenue and fronts 160 feet on the northerly margin of Eastland Avenue and extends back 140 feet on the northerly line and 45 feet, more or less, on the westerly line to a point of intersection.
>
> BEING the same property conveyed to Joseph B. Webb and Nancy Webb by deed from First American National Bank of record in Book 7815, page 636, Register's Office for Davidson County, Tennessee.

This is improved property known as 701 Chapel Avenue, Nashville, Tennessee 37206.

\MAM\WEBBDEED

And I covenant with the said First American National Bank, that I am lawfully seized and possessed of said real and personal property as Trustee only, and by the terms of the above mentioned Deed of Trust, have 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.

I further covenant and bind myself, my heirs 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 me as Trustee, but no further or otherwise; it being my intention only to convey to First American National Bank no greater title in the subject real property than I received as Trustee.

WITNESS my hand this 28th day of March, 1991.

GUARANTY TITLE COMPANY

By: _____
Eric V. Helmers, Vice President
Guaranty Title Company as
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 28th day of March, 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 $40,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of March, 1991.

Notary Public

My Commission Expires:

3-27-93

6735 04/22 0101 03CHECK 142.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8334 PAGE 390

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	40000.00
CON TX	132.00
PRFEE	1.00
WDEED	9.00
TOTAL	142.00
CHECK	142.00

04/22/91 01 09:30 0001 6735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08250

IDENTIF. TREFERENCE

APR 22 9 31 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 414758

[redacted]