#82282

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (MSP)
2700 First American Center
Nashville, TN 37238

TRUSTEE'S DEED

BOOK 8419 PAGE 427

Address New Owner(s):	Send Tax Bills To:	Map & Parcel No.
First American National Bank First American Center Nashville, TN 37237 Attn: Real Estate Group	Same	Map 104-04 Parcel 144

WHEREAS, by Deed of Trust dated December 1, 1985, of record in Book 6743, page 833, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"), William J. Gregg 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 William B. Goodman, Trustee ("Trustee"), to secure payment of the indebtedness described in the Deed of Trust (the "Indebtedness"); 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 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 July 18, 1991 and thereafter published on July 25, 1991, and August 1, 1991, with said notice of sale advertising the sale of the Property to be held on August 12, 1991, at 12:00 Noon; and

WHEREAS, on August 12, 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 One Million One Hundred Seventy-Five Thousand and No/100 Dollars ($1,175,000.00), which bid was the last, highest and best bid, and payment has been made by credit upon the Indebtedness, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the foregoing and of the sum bid and paid as herein provided, I, William B. Goodman, Trustee, do hereby bargain, sell, transfer and convey the Property unto First American National Bank, and its successors and assigns ("Grantee");

TO HAVE AND TO HOLD the Property, together with the estate, title and interest of 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, William B. Goodman, 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 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 Trustee, but no further or otherwise.

This is improved property known as Music Square West Office Building, 1102 Music Square West (17th Avenue South), Nashville, Tennessee 37203.

WITNESS my hand as Trustee on this 12th day of August, 1991.

William B. Goodman, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared William B. Goodman, 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 Trustee named herein, and who further acknowledged that he as such Trustee executed the foregoing instrument (TRUSTEE'S DEED) for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 12th day of August, 1991.

Notary Public

My Commission Expires:
September 24, 1994

STATE OF TENNESSEE)
)
COUNTY OF TENNESSEE)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Million One Hundred Seventy-Five Thousand ($1,175,000.00).

Affiant

Sworn to and subscribed before me this 12th day of August, 1991.

Notary Public

My Commission Expires:
September 24, 1994

3675

AUG 13 10 10 AM '91

EXHIBIT A BOOK 8419 PAGE 429

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of J.P.W. Brown's Subdivision of record in Book 161, page 88, Register's Office for said County.

Said Lot No. 7 fronts 47 feet, 10 inches on the easterly margin of 17th Avenue South and extends back between parallel lines 159 feet to an alley.

Being the same property conveyed to William J. Gregg by deed from P. Jack Shaw and wife, Deborah Ann Shaw of record in Book 6561, page 848, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 in the Subdivision of Lot No. 16 in O.B. Hayes Plan of Large Lots called Rokeby, as of record in Book 161, page 86.

Said Lot No. 1 fronts 48.8 feet on the easterly side of 17th Avenue, South and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to William J. Gregg by Quitclaim Deed from Vintage Properties of record in Book 6733, page 629, Register's Office for Davidson County, Tennessee.

This is improved property known as Music Square West Office Building, 1102 Music Square West (17th Avenue South), Nashville, Tennessee 37203.

The above description of the property conveyed by this deed is taken from and is the same as the description set forth in the Deed of Trust dated December 1, 1985 from Grantor to William B. Goodman, Trustee, of record in Book 6743, page 833 of the Register's Office of Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8419 PAGE 430

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONSIDERATION 175000.00

CONVEYANCE TAX 437.50

PRFEE 1.30

MISC 9.00

TOTAL 437.50

STATE TAX 437.50

10 11 0001 3025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3877.5.

REGISTER'S OFFICE

AUG 13 10 10 AM '91

No. 449778