THIS INSTRUMENT PREPARED BY: Stephen P. Spann, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

Address of New Owners:
First American
National Bank
c/o Jim Martin
Nashville, Tennessee
37237-1051

Send Tax Statements To:
New Owner

Map & Parcel:
71-15-229

4291 09/26 0101 03CHECK 84.74

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated September 11, 1985, executed by Joe F. Taylor, which is recorded in Book 6664, Page 209, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8421, Page 775, 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, Friday, September 20, 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 Twenty Thousand One Hundred Ninety and 11/100 ($20,190.11) 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 Twenty Thousand One Hundred Ninety and 11/100 ($20,190.11) 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 the easterly 50 feet of Lots 75, 76 and 77 on the Map of Highland's Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee. Said part of said Lots front 50 feet on the southerly side of Marie Street and run back between parallel lines along the westerly margin of an alley 75 feet to the north line of Lot No. 78.
>
> BEING the same property conveyed to Joe F. Taylor by deed of record in Book 6452, page 529, Register's Office for Davidson County, Tennessee.
>
> This description being the same as in the last conveyance of the subject property.

\FORMS\FORECLOS\GTTOFANB.DED

This is improved property known as 319 Marie Street, Nashville, Tennessee 37207.

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 20th day of September, 1991.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: _____
Stephen P. Spann, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Stephen P. Spann, 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 20th day of September, 1991.

_____
NOTARY PUBLIC

My Commission Expires:

March 27, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $20,190.11.

Affiant

Subscribed and sworn to before me, this the 20th day of September, 1991.

Notary Public

My Commission Expires:

March 27, 1993

4,9805.

IDENTIFICATION REFERENCE

SEP 26 12 04 PM '91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8450 PAGE 776

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - 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

CAMT 20190.11
CON TX 74.74
PRFEE 1.00
WDEED 9.00
TOTAL 84.74
CHECK 84.74

09/26/91 01 12:04 0001 4291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.9.8.0 5.

IDENTIFICATION REFERENCE

SEP 26 12 00 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 462473