THIS INSTRUMENT PREPARED BY: Allison G. Lucas, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
First American National Bank c/o Patricia Barker Nashville, Tennessee 37237-1051	New Owner	95-4-4

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust and Security Agreement dated July 30, 1986, executed by Sturgeon & Whitfield Partnership, a Tennessee general partnership, which is recorded in Book 6934, Page 117, Register's Office for Davidson County, Tennessee; and,

WHEREAS, said Deed of Trust and Security Agreement was Amended by instrument dated August 1, 1987 and of record in Book 7326, Page 119, Register's Office for Davidson County; and

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8227, Page 374, 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, Monday, September 30, 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 Five Hundred Thousand and no/100 ($500,000.00) 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 Five Hundred Thousand and no/100 ($500,000.00) 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:

> Being a Parcel of land lying in Davidson County, Tennessee and being Lots 5, 6 and 7 of Bainbridge and Satterfield Subdivision of part of the Nichol Place as of record in book 547, page 132, Register's Office for Davidson County, Tennessee and being more particularly described as follows:
>
> Beginning at an iron pin corner common with Luther Eakes in the north right-of-way line of Lebanon Road, said pin being located westerly 132.6 feet from the center line of McGavock Pike;
>
> Thence with the north right-of-way line of Lebanon Road, south 79 degrees 51 minutes 26 seconds west, 165.67 feet

to an iron pin corner common with George Durnin;

Thence with Durnin, North 05 degrees 37 minutes 19 seconds east, 195.39 feet to an iron pin corner common with Durnin in the south line of Luther Eakes;

Thence with Eakes, south 85 degrees 04 minutes 00 seconds east, 159.45 feet to an iron pin corner common with Luther Eakes in the east line of Eakes;

Thence with Eakes, South 05 degrees 37 minutes 19 seconds west, 152.30 feet to the point of beginning.

Containing 0.64 acres, more or less.

Being the same property conveyed to Sturgeon & Whitfield Partnership, a Tennessee general partnership, by deed from the First National Bank of Memphis, Tennessee, Trustee, of record in Book 6934, page 114, Register's Office for Davidson County, Tennessee.

This description being the same as in the last conveyance of the subject property.

This is improved property known as 2416 Lebanon Pike, Nashville, Tennessee 37214.

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 30th day of September, 1991.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: Allison G. Lucas, V.P.
Allison G. Lucas, Vice President

5.07.05

IDENTIFICATION REFERENCE

SEP 30 3 25 PM '91

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Allison G. Lucas, with whom I am personally acquainted, and who acknowledged herself to be Vice President of Guaranty Title Company and that she 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 herself as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 30th day of September, 1991.

NOTARY PUBLIC

My Commission Expires:

March 27, 1993

5367 09/30 0101 03CHECK 1860.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 1991.

Notary Public

My Commission Expires:

March 27, 1993

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8453 PAGE 268

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	
	500000.00
CON TX	1850.00
PRFEE	1.00
WDEED	9.00
TOTAL	1860.00
CHECK	1860.00

09/30/91 01 15:25 0001 5367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.0 7.0 5.

IDENTIFICATION REFERENCE

SEP 30 3 25 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 463514