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:
83-2-71

BOOK 8462 PAGE 323

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated October 1, 1990, executed by Nancy J. Rippey, which is recorded in Book 8210, Page 303, 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, 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 10, 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, said sale was continued from the advertised date until Friday, October 4, 1991; and,

WHEREAS, an authorized representative of Guaranty Title Company, Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Thirty-Six Thousand Five Hundred Fifty-Two and 30/100 ($36,552.30) 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 Thirty-Six Thousand Five Hundred Fifty-Two and 30/100 ($36,552.30) Dollars cash in hand paid by First American National Bank, Guaranty Title Company, 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. 13 on the Map of Sharpe and Horn's Subdivision of Elwood Place, of record in Book 332, page 18, Register's Office for said County.

SAID Lot No. 13 fronts 50 feet on the westerly margin of Chapel Avenue, formerly Hunter Lane and extends back between parallel lines 175 feet, with the northerly margin of Roberts Avenue to an alley in the rear.

BEING the same property conveyed to Henry V. Downs and wife, Mary E. Downs by Installment Deed from Donald R. O'Guin, Sr. and wife, Catherine Regenia O'Guin of record in Book 5374, page 910, said Register's Office. Henry V. Downs has since died.

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

This is improved property known as 1108 B Chapel Avenue, Nashville, 37206.

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 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 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 Trustee.

WITNESS my hand this 4th day of October, 1991.

GUARANTY TITLE COMPANY
(Trustee)

By: Stephen P. Spann
Stephen P. Spann, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Martha Alley Malone, 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 4th day of October, 1991.

Martha Alley Malone
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 $36,552.30.

Affiant

Subscribed and sworn to before me, this the 4th day of October, 1991.

Notary Public

My Commission Expires:

March 27, 1993

MARTHA ALLEY MALONE NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

5 3 6 9 5

FILED FOR RECORD
Oct 11 12 47 PM '91

2122 10/11 0101 03CHECK 145.42

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

RECEIVED OF _____

FOR _____

BOOK 8462 PAGE 326

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 36552.30
CON TX 135.42
PRFEE 1.00
WDEED 9.00
TOTAL 145.42
CHECK 145.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/11/91 01 12:50 0001 2122

5369b

IDENTIFICATION

OCT 11 12 47 PM '91

No. 466902