THIS INSTRUMENT PREPARED BY: Stephen P. Spann, 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 Sammy Ballesteros Nashville, Tennessee 37237-1051	New Owner	130-12A-33

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated January 15, 1987, executed by Peter M. Oldham and wife, Susan F. Oldham, which is recorded in Book 7110, Page 592, Register's Office for Davidson County, Tennessee; and,

WHEREAS, said Deed of Trust was amended by instrument of record in Book 7535, Page 916, said Register's Office; and

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8460, Page 364, 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, November 8, 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 Four Hundred Twenty-Five Thousand and no/100 ($425,000.00) 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 Four Hundred Twenty-Five Thousand and no/100 ($425,000.00) 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 Lot Number 33 on the Plan of Northumberland, of record in Book 6250, Pages 128 and 129, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peter M. Oldham and wife, Susan F. Oldham by deed from Northumberland Development Company of record in Book 7109, Page 386, said Register's Office.

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

This is improved property known as 30 Inverary Drive, Nashville, Tennessee 37215.

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 8th day of November, 1991.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: Stephen P. Spann
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 self as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 8th day of November, 1991.

Martha Alley Malone
NOTARY PUBLIC

My Commission Expires:

March 27, 1993

MARTHA ALLEY MALONE NOTARY PUBLIC

6.31 6 r

RECEIVED FOR RECORD
Nov 19 3 28 PM '91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $425,000.00.

Affiant

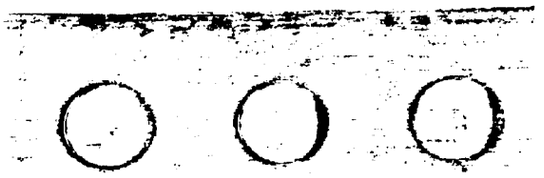
Subscribed and sworn to before me, this the 8th day of November, 1991.

Notary Public

My Commission Expires:

March 27, 1993

0694 11/19 0101 03CHECK 1582.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8489 PAGE 55

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	
				425000.00
			CON TX	1572.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	1582.50
			CHECK	1582.50
11/19/91	01	15:31	0001	0694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.3161.

IDENTIFICATION REFERENCE

Nov 19 3 28 PM '91

No. 477780