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 Sammy Ballesteros Nashville, Tennessee 37237-1051	New Owner	Map 120-13 Parcel 74

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated August 31, 1984, executed by James T. McLean, which is recorded in Book 6375, Page 470, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8454, Page 581, 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, November 26, 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 $22,000.00 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 $22,000.00 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 Lot No. 17A on the Plan of Seven Oaks Estates, Section Three, as of record in Book 5200, page 760, and Book 6250, page 599, Register's Office for said County, reference to which Plan is here made for a more complete and accurate description of said lot.
>
> BEING a part of the same property conveyed to James T. McLean by Quitclaim Deed of record in Book 6375, Page 467, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1121 Tara Ann Court, Nashville, Tennessee 37217.
>
> This description being the same as used in the last conveyance of the subject property.

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 26th day of November, 1991.

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PICK-UP

GUARANTY TITLE COMPANY
(Successor Trustee)

By: Allison G. Lucas
Allison G. Lucas, 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, 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 self as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 26th day of November, 1991.

Carolyn B. Yokley
NOTARY PUBLIC

My Commission Expires:
9-23-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $22,000.00.

Allison G. Lucas
Affiant

Subscribed and sworn to before me, this the 26th day of November, 1991.

9046 12/03 0101 03CHECK 88.40

Carolyn B. Yokley
Notary Public

My Commission Expires:
9-23-95

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

RECEIVED OF _____

FOR _____

BOOK 8500 PAGE 12

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	22000.00
			CON TX	81.40
			PRFEE	1.00
			WDEED	6.00
			TOTAL	88.40
			CHECK	88.40
12/03/91	01		15:16 0001	9046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION

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No. 481617