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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	93-16-180

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated October 9, 1990, executed by Phyllis G. Goodner, a single person, which is recorded in Book 8215, Page 312, 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, Monday, January 6, 1992, 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, Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Thirty Thousand Nine Hundred Ninety and 07/100 ($30,990.07) 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 Thousand Nine Hundred Ninety and 07/100 ($30,990.07) 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. 17 on the Subdivision of the Kocsis Property, not of record, being sometimes called Lot No. 3 in the Division of said property and more particularly described as follows:
>
> Beginning in the north margin of Fain Street, 91 feet west of the northwest corner of Fain Street and Fairfield Avenue, being the southwest corner of the property conveyed to Ella S. Donlon by deed from Jacobs H. Doyle, as of record in Book 1005, page 589; thence with Donlon's line, North 165 feet to an alley; thence West with the south margin of said alley, 36 feet to a point; thence South 165 feet to the north margin of Fain Street; thence East with said street, 36 feet to the point of beginning.
>
> Being the same property conveyed to Phyllis G. Goodner, a single person by deed from Claude Watson and wife, Margaret Edwards Watson which deed is of record in Book 8215, Page 309, Register's Office of Davidson County, Tennessee.

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

This is improved property known as 92 Fain Street, Nashville, Tennessee 37210.

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 6th day of January, 1992.

GUARANTY TITLE COMPANY
(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 6th day of January, 1992.

_____
NOTARY PUBLIC

My Commission Expires:

March 27, 1993

7.7.330

IDENTIFICATION REFERENCE

JAN 16 3 14 PM '92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, for this transfer is $30,990.07.

Affiant

Subscribed and sworn to before me, this the 6th day of January, 1992.

Notary Public

My Commission Expires:

March 27, 1993

7587 01/16 0101 03CHECK 124.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 30990.07
				CON TX 114.70
				PRFEE 1.00
				WDEED 9.00
				TOTAL 124.70
				CHECK 124.70
01/16/92	01			15:13 0001 7587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.3 3.0.

IDENTIFICATION REFERENCE

JAN 16 3 14 PM '92

FELIX Z. WILSON

No. 493988