Box 32

BOOK 8536 PAGE 848

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 First American Center Nashville, Tennessee 37237-0721 | First American National Bank c/o Sammy Ballesteros First American Center Nashville, TN 37237-0721 | Map 41-3 Parcel 28 |

0498 01/28 0101 03CHECK 414.00

**SUCCESSOR TRUSTEE'S DEED**

**WHEREAS,** default was made in the terms, conditions and payments, provided for in a Deed of Trust dated August 30, 1989, executed by Larry Dale Cummings and wife, Sheila Cummings, which is recorded in Book 7933, Page 407, 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, January 27, 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, Successor Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Hundred Ten Thousand Dollars ($110,000.00) 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 One Hundred Ten Thousand Dollars ($110,000.00) 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. 140 on the Plan of Dalemere Subdivision, Section 6, as of record in Book 3700, page 22, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 140 fronts 182 feet on the southerly side of Dalemere Drive and runs back between lines 290 feet on the easterly side line and 150 feet on the westerly side line to a line at the rear measuring 229.55 feet thereon.
>
> Being the same property conveyed to Larry Dale Cummings and wife, Sheila Cummings by deed of record in Book 5979, page 721, Register's Office for Davidson County, Tennessee.

This is improved property known as 1329 Dalemere Drive, Nashville, Tennessee 37207.

This description being the same as 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 27th day of January, 1992.

7.97999

IDENTIFICATION REFERENCE
JAN 20 3 37 PM '92
DAVIDSON COUNTY, TN

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 27th day of January, 1992.

Carla G. Barlow
NOTARY PUBLIC

CARLA G. FAILOR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $110,000.00.

Stephen P. Spann
Affiant

Subscribed and sworn to before me, this the 27th day of January, 1992.

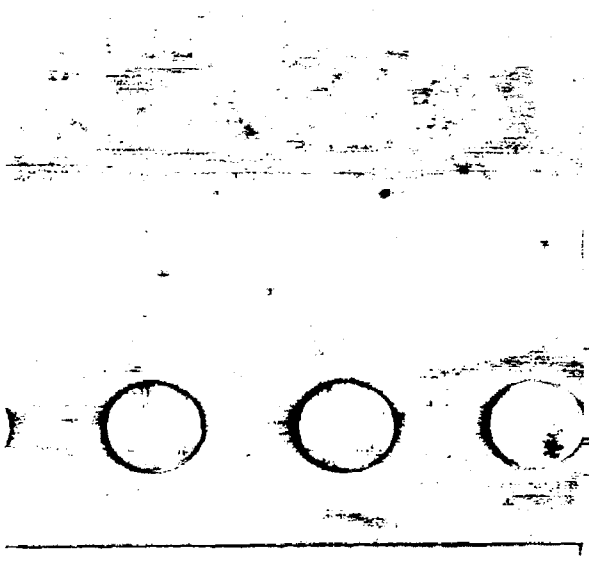
Carla G. Barlow
Notary Public

CARLA G. FAILOR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11-27-93

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

RECEIVED OF _____

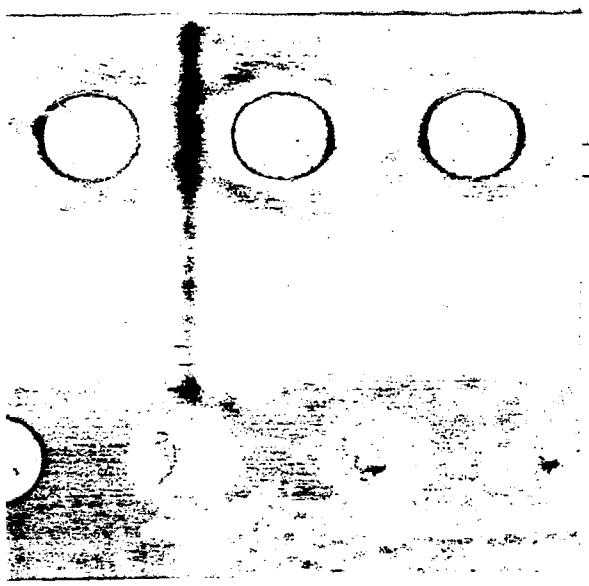
FOR _____

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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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 6.00
TOTAL 414.00
CHECK 414.00
01/28/92 01 15:39 0001 0498



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.97999

IDENTIFICATION REFERENCE

JAN 28 3 37 PM 1992

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

**No.** 496856