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 Sammy Ballesteros
Nashville, Tennessee
37237-6736

Send Tax Statements To:
New Owner

Map & Parcel:
Map 087-00-0
Parcel 074.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated August 1, 1988, executed by Charles A. Rowlett and wife, Irene H. Rowlett (Charles A. Rowlett is one and the same person as Charles Rowlett), which is recorded in Book 7818, Page 746, Register's Office for Davidson County, Tennessee, and in Book 570, page 34, Register's Office for Wilson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8518, Page 708, Register's Office for Davidson County, Tennessee and in Book 602, page 762, Register's Office for Wilson 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, February 10, 1992, at the front door of the Davidson County Courthouse, Nashville, Tennessee, and at 2:00 P.M, February 10, 1992, a the front door of the Wilson County Courthouse, Lebanon, 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 Seventy Thousand Dollars ($70,000.00) 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 Seventy Thousand Dollars ($70,000.00) 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 and Wilson Counties, Tennessee and described as follows:

TRACT II: Land in the 4th District of Davidson County, TN, (incl 3.78 ac. in 25th Dist. of Wilson Co.) described according to an unrecorded survey by John D. McCormick, Surveyor No. 674, dated March 20, 1986, as follows:

Beginning in the northern boundary of Central Pike, being the southwest corner of the within described property, said point also being the southeast corner of the Joseph Fiato land, of record in BK. 5168, Pg. 159, RODC; thence No. 6° 01' 57" East 2,058.94 ft. to a point in the southern margin of a private gravel road; thence So. 84° 36' 25" East 780.96 ft. to the western edge of Melvin Rd.; thence So. 4° 06' 16" West 1,387.39 ft. with the western edge of Melvin Rd.; thence So. 62° 45' 44" West 214.0 ft. being the center line of Dry Fork Crk; thence So. 44° 37' 56" West 532.0 ft. to a 15" cedar tree;

thence So. 1° 52' 53" West 123.05 ft. to the northern bdry. of the said Central Pk.; thence with said northern bdry. of Central Pk. No. 87° 54' 20" West 330.25 ft. to the point of beginning, and containing 33.68 acres, more or less.

Being the same property conveyed to Charles Rowlett and wife, Irene H. Rowlett, by deed of record in Deed Book 399, Page 920, Register's Office for Wilson County, Tennessee, and of record in Deed Book 6937, Page 897, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE:

A certain tract or parcel of land in the 4th Civil District of Davidson County, State of Tennessee, and the 25th Civil District of Wilson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 on the Unrecorded Plan of the Division of the Charles Rowlett and Wife Property, a plat by John D. McCormick, dated November 5, 1989, and more particularly described as follows:

Said Lot No. 1 begins at an iron pin in the westerly margin of Melvin Road where said point intersects with the southerly margin of a private gravel lane, said point also being the northeast corner of this tract; thence with the westerly margin of Melvin Road S 4° 06' 16" W 278.0 feet to an iron pin, said point being the southeast corner of this tract and the northeast corner of Lot No. 2; thence leaving the westerly margin of Melvin Road and running with the northerly boundary of Lot No. 2 N 84° 34' 55" W 793.14 feet to an iron pin, said point being the southwest corner of this tract and the northwest corner of Lot No. 2; thence N 6° 34' 44" E 277.17 feet to an iron pin in the southerly margin of the private gravel lane, said point being the northwest corner of this tract; thence with the southerly margin of the private gravel lane S 84° 38' 29" E 781.15 feet to the point of beginning and containing 5.010 acres, more or less.

Being a portion of the property conveyed to Charles Rowlett et ux of record in Book 6937, page 897, Register's Office of Davidson County, Tennessee and in Book 399, page 920, Register's Office of Wilson County, Tennessee and further conveyed by deed to John R. Johnson and wife, Judy G. Johnson of record in Book 8035, page 22, Register's Office of Davidson County, Tennessee and in Book 417, page 965, Register's Office of Wilson County, Tennessee.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE:

A certain tract or parcel of land in the 4th Civil District of Davidson County, State of Tennessee, and the 25th Civil District of Wilson County, State of Tennessee, described as follows, to wit:

Being Lot No. 4 on the Unrecorded Plan of the Division of the Charles Rowlett and wife Property, a plat by John D. McCormick, dated November 5, 1989, and more particularly described as follows:

Said Lot No. 4 begins at an iron pin in the westerly margin of Melvin Road located S 4° 06' 16" W 832.89 feet from an iron pin at the point where the westerly margin of Melvin Road intersects with the southerly margin of a private gravel lane, said point also being the northeast corner of this tract; thence with the westerly margin of Melvin Road S 4° 06' 16" W 276.5 feet to an iron pin, said point being the southeast corner of this tract and

the northeast corner of Lot No. 5; thence leaving the westerly margin of Melvin Road and running with the northerly boundary of Lot No. 5 N 84° 36' 30" W 827.69 feet to an iron pin, said point being the southwest corner of this tract and the northwest corner of Lot No. 5; thence N 6° 34' 44" E 71.53 feet to an iron pin; thence N 6° 34' 44" E 204.97 feet to an iron pin, said point being the northwest corner of this tract and the southwest corner of Lot No. 3; thence with the southerly boundary of Lot No. 3 S 84° 36' 22" E 817.14 feet to the point of beginning and containing 5.220 acres, more or less.

Being a portion of the property conveyed to Charles Rowlett et ux of record in Book 6937, page 897, Register's Office of Davidson County, Tennessee and in Book 399, page 920, Register's Office of Wilson County, Tennessee and further conveyed by deed to Hilary D. Baker, Jr. and wife, Wanda Baker of record in Book 8030, page 215, Register's Office of Davidson County, Tennessee and in Book 417, page 859, Register's Office of Wilson County, Tennessee.

This description being the same 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 25 day of February, 1992.

GUARANTY TITLE COMPANY
(Successor 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 self as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 25th day of February, 1992.

Carla K Jarrell
NOTARY PUBLIC

My Commission Expires:

1-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of February, 1992.

Carla K Jarrell
Notary Public

My Commission Expires:

1-27-96

86881

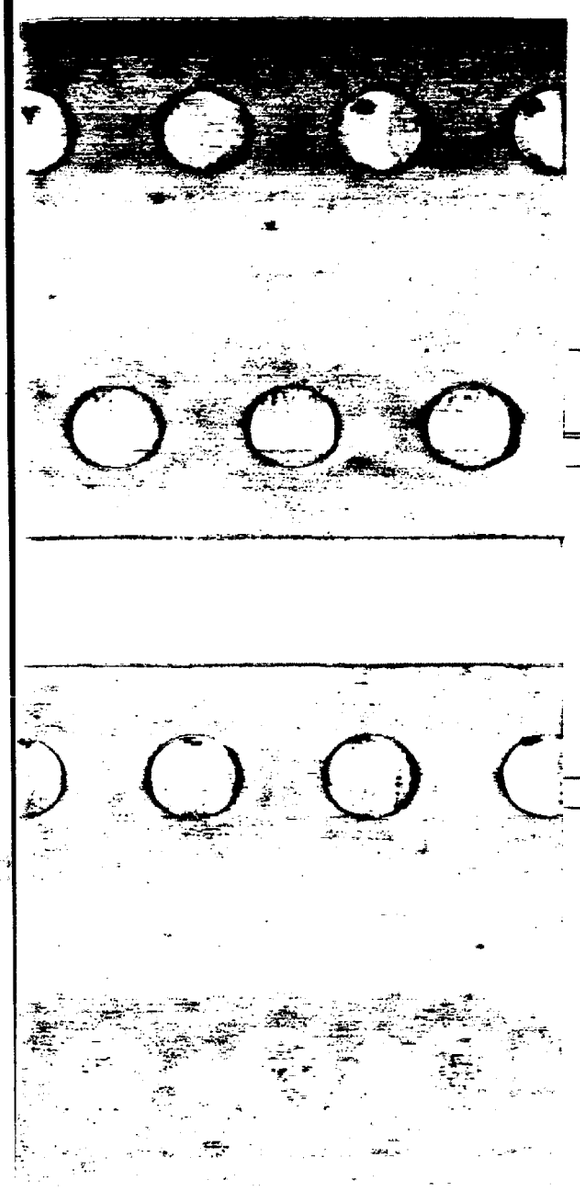
IDENTIF. †REFERENCE

FEB 25 4 00 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

4263 02/25 0101 03CHECK 272.00

\FORMS\FORECLOS\rowlett.DED



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

RECEIVED OF _____

FOR _____

BOOK 8557 PAGE 920

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 272.00
				CHECK 272.00
02/25/92	01			16:00 0001 4263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86881

IDENTIF. REFERENCE

FEB 25 4 00 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 504791