TRUSTEE'S DEED

American Construction
& Remodeling Company, Inc.
P.O. Box 148148
Nashville, Tennessee 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service Inc.
P.O. Box 148148
Nashville, Tennessee 37214

SEND TAX BILLS TO:

City Federal Savings Bank
c/o CityFed Mortgage Company
Loan No. 3469734
Pittsburgh, PA 15269-0001

Map-Parcel Numbers
107-5-145
2DA 53070,714

TRUSTEE'S DEED

WHEREAS, on the 1st day of February, 1991, Donald R. O'Guin, Sr., was named Trustee by an Installment Deed of even date executed by Joseph Everett Killian and wife Marie Irene Killian, conveying to him as Trustee the real estate hereinafter described, said Installment Deed was executed to secure the payment of Fifty-two Thousand Five Hundred dollars ($52,500.00) principal and interest at 10% per annum on the unpaid balance, said Installment deed is recorded in Book 8348, pages 15 thru 18, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Installment Deed by instrument recorded in Book 8348, pages 15 thru 18, in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtness, and under and by virtue of the powers vested in me as such Trustee in said Installment Deed, advertised the said real estate as required by law and by the terms of said Installment Deed by giving twenty-one (21) days notice by three (3) successive publications, namely October 24, 31 and November 7, 1991 in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Installment Deed.

PURSUANT to said advertisement on November 15, 1991 at 12:00 Noon a.m. at the South door of the Courthouse in Davidson County, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities, as provided in said Installment Deed, at which time American Construction & Remodeling Company, Inc., P.O.Box 148148, Nashville, Tennessee 37214, submitted the highest bid in the amount of Forty-two Thousand and no/100 Dollars ($42,000.00), and,

NOW THEREFORE, in consideration of the premises, I , Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to American Construction & Remodeling Company, Inc., P.O. Box 148148, Nashville, Tennessee 37214, their successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

> **BEING** Lot No. 125, on the Plan of Bel Air Estates, Section 2, as of record in Book 2900, Pages 29 thru 32, inclusive, Register's Office for Davidson County, Tennessee. Said Lot No. 125 fronts 65 feet on the easterly side of Elissa Drive and runs back 95 feet on the northerly side line and 127 feet on the southerly side line, to a dead line in the rear which measures 72.5 feet.
>
> **BEING** the same property conveyed to American Construction and Remodeling Company, Inc. by Trustee's Deed of record in Book 8332, Page 115, Register's Office For Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to American Construction & Remodeling Company, Inc., P.O. Box 148148, Nashville, Tennessee 37214, all the rights conveyed to me as said Trustee in said Installment Deed, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Installment Deed hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 15th Day of November, 1991.

Donald R. O'Guin, Sr., Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Donald R. O'Guin, Sr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 1991.

Notary Public

My Commission Expires: 2-6-93

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Forty-two Thousand and no/100 Dollars ($42,000.00).

Affiant Sherry E. Frase, Treasurer

Subscribed and sworn to before me, this the 15th day of November, 1991.

Notary Public

My Commission Expires: 2-6-93

Maximum Principal Indebtness for Tennessee Recording Tax Purpose is Forty-two Thousand and no/100 Dollars ($42,000.00).

87088

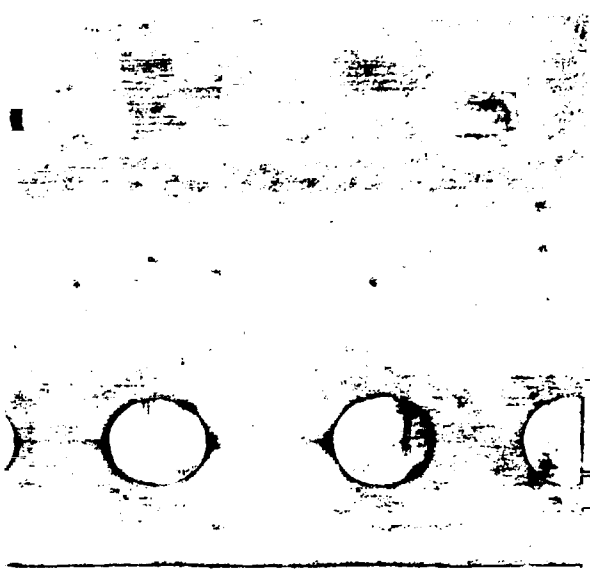
IDENTIF. TREFERENCE

FEB 26 12 57 PM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

PICK-UP

4495 02/26 0101 03CHECK 162.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

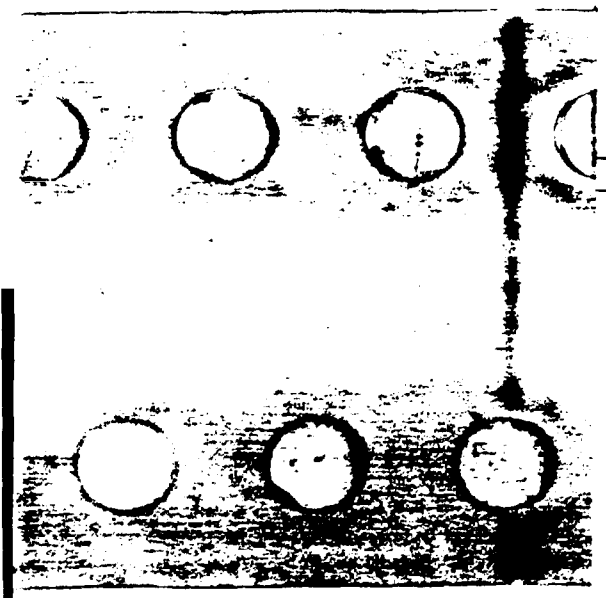
BOOK 8558 PAGE 594

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 6.00
TOTAL 162.40
CHECK 162.40

02/26/92 01 12:57 0001 4495



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

870888

IDENTIF. T REFERENCE

FEB 26 12 57 PM '92

FELIX Z. WILSON, II REG'D SEAL
DAVIDSON COUNTY TN.

No. 505018