Box 32

BOOK 8581 PAGE 552

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	Map 81-15 Parcel 312

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated December 6, 1990, executed by Gloria P. Dailey, a single person, which is recorded in Book 8253, Page 720, 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, Thursday, March 19, 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 Thirty Five Thousand Five Hundred Ninety Seven Dollars and 14.100ths ($35,597.14) 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 Five Thousand Five Hundred Ninety Seven Dollars and 14/100ths ($35,597.14) 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 parts of Lots Nos. 31 and 32 in the Manlove Plan, a plan of which is recorded in Plan Book 21, page 129 of the Register's Office for Davidson County, Tennessee.

Said parts of Lots 31 and 32 begin at a point in the southeast corner of the intersection of 18th Avenue North (formerly Salem Street) and Underwood Street and run back thence eastwardly along the southern margin of Underwood Street 63 feet to a point; thence southwardly parallel with 18th Avenue North 130 feet to a point; thence westwardly and parallel with Underwood Street 63 feet to 18th Avenue North; thence northwardly along the eastern margin of 18th Avenue North 130 feet to the beginning.

Included in the above description but EXCLUDED from this conveyance is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Robert M. Garfinkle, an unmarried man,

of record in Book 5061, page 741, said Register's Office, as follows:

Being a part of Lot No. 31 in the Manlove Plan, a Plan of which is of record in Plan Book 21, page 129, Register's Office for Davidson County, Tennessee.

Beginning at the southeast corner of the intersection of Salem Street (18th Avenue North) and Underwood Street; thence southwardly along the eastern margin of Salem Street 130.00 feet to a point; thence easterly 13.10 feet to a point; thence northwardly 104.19 feet along the new relocated eastern margin of Salem Street to a point; thence northeasterly 40.06 feet around a curve that has a 25 foot radius to a point; thence westwardly 38.00 feet along the present southerly margin of Underwood Street to the point of beginning and containing 0.04 acres, more or less.

Being the same property conveyed to Gloria P. Dailey, a single person, by deed from James M. Hammonds and wife, Rhonda G. Hammonds of record in Book 8253, page 717, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1731 Underwood Street, Nashville, TN 37208.

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 19 day of March, 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 19th day of March, 1992.

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 $35,597.14.

Affiant

Subscribed and sworn to before me, this the 19th day of March, 1992.

Notary Public

My Commission Expires:

1-27-96

9 4 9 7 2

IDENTIFICATION REFERENCE

MAR 23 3 24 PM '92

DAVIDSON COUNTY, TN

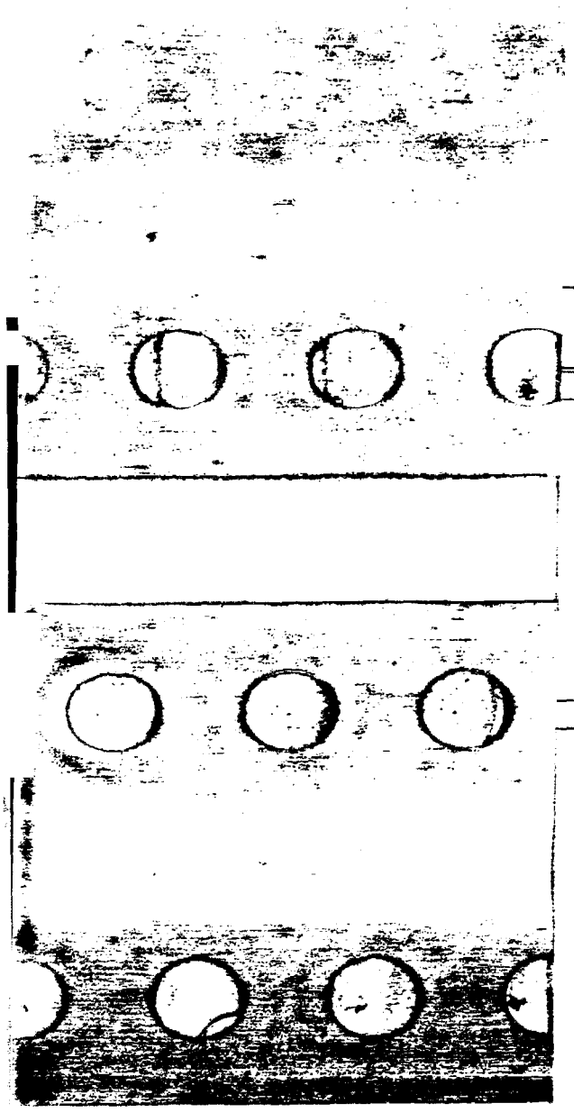
9456 03/23 0101 03CHECK 141.72

\FORMS\FORECLOS\GTTOFANB.DED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8581 PAGE 555

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	35597.14
			CON TX	131.72
			PRFEE	1.00
			WDEED	9.00
			TOTAL	141.72
			CHECK	141.72
03/23/92	01		15:23 0001	9456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 9 7 2

IDENTIFICATION REFERENCE

MAR 23 3 29 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 513854