THIS INSTRUMENT PREPARED BY: Allison G. Lucas, 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 Jim Martin Nashville, Tennessee 37237-1051	New Owner	Map 117-13B Parcel 51

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated March 16, 1989, executed by Michael Fox Construction Company, Inc., which is recorded in Book 7799, Page 865, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8566, Page 465, 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, Tuesday, April 7, 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 $Three Hundred Sixty Eight Thousand Dollars and 00/100ths ($368,000.00) 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 Three Hundred Sixty Eight Thousand Dollars and 00/100ths ($368,000.00) 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:

Being a certain building site identified as Lot No. 803 on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, as amended in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Fox Construction Company, Inc., by deed from Winfield C. Dunn and wife, Betty Prichard Dunn of record in Book 7799, page 861, Register's Office for Davidson County, Tennessee.

This is improved property known as 803 Foster Hill, Nashville, TN 37215.

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 17th day of April, 1992.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: Vlisa G. Fuer, V.P.
Allison G. Lucas, 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, Allison G. Lucas, with whom I am personally acquainted, and who acknowledged herself to be Vice President of Guaranty Title Company and that she 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 17th day of April, 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 $368,000.00.

Vlisa G. Fuer
Affiant

Subscribed and sworn to before me, this the 17th day of April, 1992.

Carla K. Jarrell
Notary Public

My Commission Expires:
1-27-96

03518
IDENTIF. TREFERENCE
APR 21 3 09 PM '92
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TENN.

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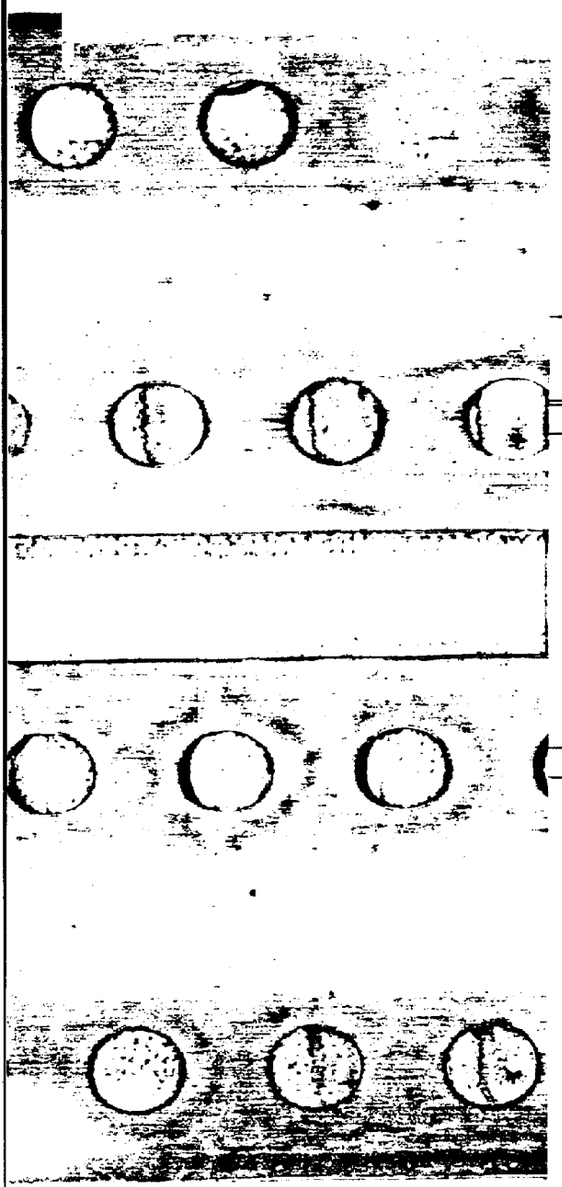
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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8606 PAGE 608

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
				368000.00
				CON TX 1361.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 1368.60
				CHECK 1368.60
04/21/92	01			15:10 0001 2635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03518

IDENTIF. TREFERENCE

APR 21 3 09 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 523460