THIS INSTRUMENT PREPARED BY: Legal Department, First American National Bank, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
Buist Thompson Reardon	New Owner	Map 41-15
Lot No. 12	4448 Hydes Ferry Road	Parcel 103
Tuckahoe Square	Nashville, TN 37218	
Nashville, TN 37207		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated March 27, 1985, executed by James S. Sweeney, Jr., and wife, Patricia M. Sweeney, which is recorded in Book 6520, Page 80, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8444, Page 460, 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 26, 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 Forty One Thousand Fifty and 00/100ths Dollars ($41,050.00) by Buist Thompson Reardon and said property was knocked off and sold to Buist Thompson Reardon.

NOW, THEREFORE, in consideration of the premises and the sum of Forty One Thousand Fifty and 00/100ths Dollars ($41,050.00) cash in hand paid by Buist Thompson Reardon, Guaranty Title Company, Successor Trustee, has this day bargained and sold and by these presents does transfer and convey to Buist Thompson Reardon, their heirs 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. 12, on the plan of Tuckahoe Square, of record in Book 6250, page 303, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to James S. Sweeney, Jr. and wife, Patricia M. Sweeney by deed from J.B. Gibbs, Chester Melvin and J.D. Mullican, of record in Book 6520, page 77, Register's Office for Davidson County, Tennessee. The said James S. Sweeney and Patricia M. Sweeney having since divorced and said property is vested in James S. Sweeney by Divorce Decree of record in Book 8355, page 283, said Register's Office.

This is improved property known as Lot No. 12 of the Plan of Tuckahoe Square, Nashville, TN 37207.

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

This conveyance is made subject to the following: 1989, 1990

and 1991 taxes, plus penalty and interest, which are past due and delinquent; restrictive covenants of record in Book 6479, page 776; all matters as set out in plan of record in Book 6250, page 303; easement for water mains of record in Book 2549, page 589; easement for ingress and egress as set out in Book 6063, page 770; eaement for sanitary sewers of record in Book 6077, page 488; right of way in favor of Madison Suburban Utility of record in Book 6275, page 707; rights of upper and lower riparian owners in and to the waters of Ewing Creek located on subject property and the natural flow thereof; all in the Register's Office for Davidson County, Tennessee, and any and all other liens whether or not of record.

And Guaranty Title Company covenants with the said Buist Thompson Reardon, 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 Buist Thompson Reardon, their heirs 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 no greater title in the subject real property than it received as Successor Trustee.

0 5 8 1 5 IDENTIF. TREF/ENCE APR 29 3 27 '92 DAVIDSON COUNTY, TN.

Witness my hand this 27th day of April, 1992.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: Frank H. Reeves 5233 04/29 0101 03CHECK 158.70
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, Frank H. Reeves, 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 himself as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 27th 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 $41,050.00.

Buist T Reardon
Affiant

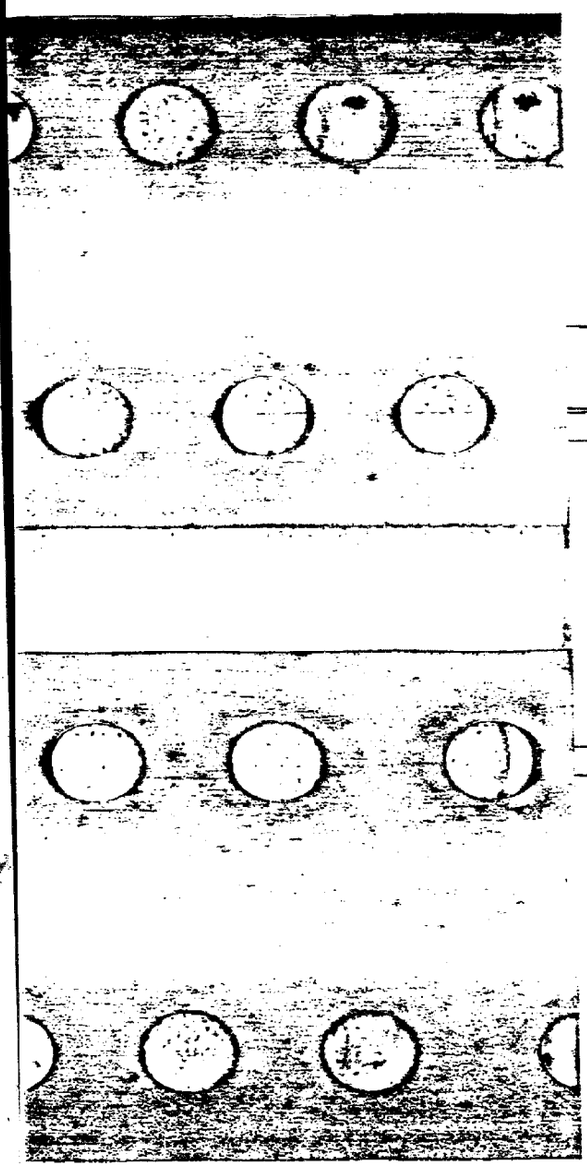
Subscribed and sworn to before me, this the 27th day of April, 1992.

Carla K. Jarrell
Notary Public

My Commission Expires:
1-27-96

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



RECEIVED OF _____

FOR _____

BOOK 8613 PAGE 231

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 41050.00
CON TX 151.70
PRFEE 1.00
WDEED 6.00
TOTAL ~~158.70~~
CHECK ~~158.70~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/29/92 01 15:26 0001 5233

05815

IDENTIF. REFERENCE

APR 29 3 27 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 526016