THIS INSTRUMENT PREPARED BY: First American National Bank Legal Department, 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 McCoy Zachry Nashville, Tennessee 37237-1051	New Owner	Map 120-5 Parcel 200

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default occurred in the terms, conditions and payments, provided for in a Deed of Trust dated October 23, 1985, executed by Walter B. McDade and wife, Drue A. McDade, which is recorded in Book 6692, Page 32, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Walter B. McDade and Drue W. McDade filed for protection under Chapter 7 of the U.S. Bankruptcy Code (Case No. 91-12166-GP3); and

WHEREAS, First American National Bank obtained relief from the stay in said bankruptcy proceeding as evidenced by the certified copy of Agreed Order Granting Relief from the Automatic Stay and Abandoning Property which is of record in Book 8669, page 821, Register's Office for Davidson County, Tennessee.

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8497, Page 726, 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, Friday, June 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 Seven Hundred Twelve Dollars and 41/100ths ($35,712.41) 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 Seven Hundred Twelve Dollars and 41/100ths ($35,712.41) 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 Lot No. A on the Plan of Zone Lot Division Parcel 200, Walter B. McDade, as of record in Plat Book 6250, page 966, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Walter B. McDade by deed of record in Book 6575, page 250, Register's Office of Davidson County, Tennessee.

This is improved property known as 770 Winthorne Drive, Nashville, Tennessee 37217.

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 19th BAS day of June, 1992.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: B Anthony Saunders Vice President
B. Anthony Saunders, Vice President

25409

IDENTIF. REFERENCE

JUN 27 8 47 AM '92

FELICIA WILSON REGISTER DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, B. Anthony Saunders, 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 June, 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 $35,712.41.

B Anthony Saunders
Affiant

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

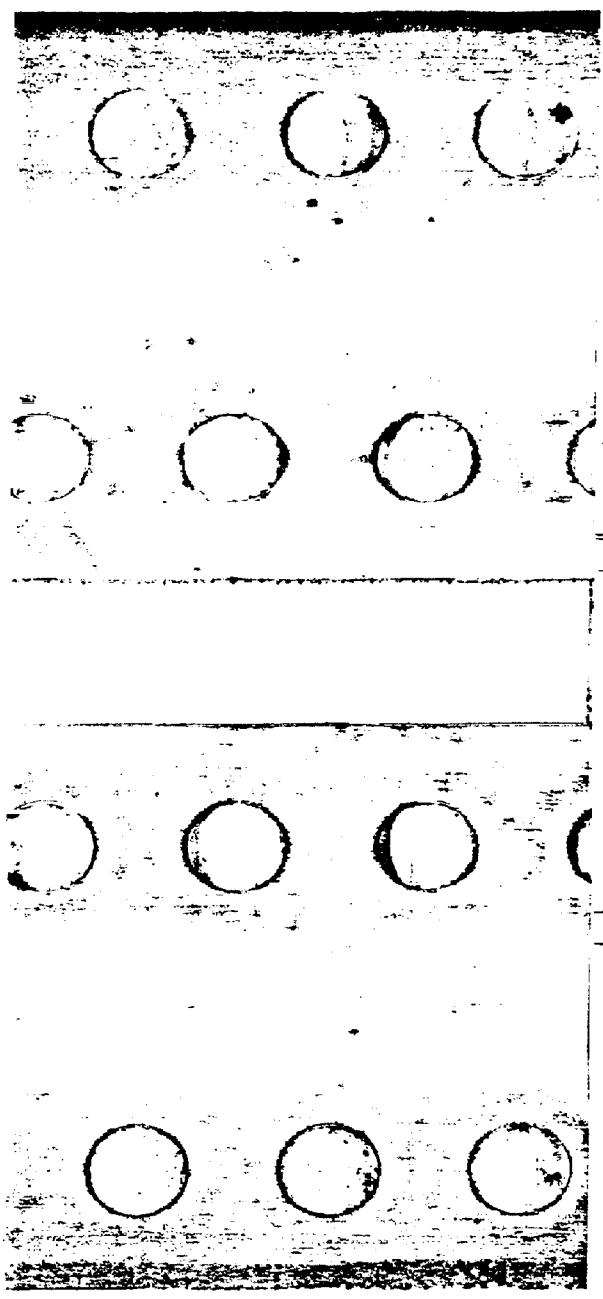
Carla K. Jarrell
Notary Public

My Commission Expires:

1-27-96

92 JUN 27 01 03CHECK 141.09

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

RECEIVED OF _____

FOR _____

BOOK 8669 PAGE 825

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 35712.41
CON TX 132.09
PRFEE 1.00
WDEED 8.00
TOTAL 141.09
CHECK 141.09

07/07/92 01 08:48 0001 3062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25409

IDENTIF. TREFERENCE

JUL 7 8 47 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 547839