TRUSTEE'S DEED

American Construction
& Remodeling Company, Inc.
2204 Lebanon Road
Nashville, Tennessee 37214

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

SEND TAX BILLS TO:

Sears Mortgage Corporation
P.O. Box 7149
Pasadena, California 91109-7149
Loan No. 02-41-67597

Map-Parcel Numbers
83-6
382

TRUSTEE'S DEED

WHEREAS, on the 13th day of November 1987, Donald R. O'Guin, Sr., was named Trustee by an Installment Deed of even date executed by Anthony W. Goodwin and, Tara I. Thompson, conveying to him as Trustee the real estate hereinafter described, said Installment Deed was executed to secure the payment of Forty-nine Thousand dollars ($49,000.00) principal and interest at 10% per annum on the unpaid balance, said Installment deed is recorded in Book 7403, page 375, 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 7403, page 375, in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtedness, 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 June 18, 25 and July 2, 1992 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 July 10, 1992 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., 2204 Lebanon Road, Nashville, Tennessee 37214, submitted the highest bid in the amount of Forty-seven Thousand Seven Hundred Dollars ($47,700.00), 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. 2204 Lebanon Road, Nashville, Tennessee 37214, their successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

BEING the east 20.5 feet of lot No. 8 and the west 19.5 feet of lot No. 7 on the Plan of McEwen Place, of Record in Book 332, Page 133, Register's Office for Davidson, County, Tennessee.

BEING the same property conveyed to AMC Mortgage Company, Inc., a Florida Corporation by Trustee Deed of record in Register's Office of Davidson County, Tennessee in Book 6674, Page 562.

I, Donald R. O'Guin, Sr., Trustee, convey to American Construction & Remodeling Company, Inc., 2204 Lebanon Road, 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 13th Day of July, 1992.

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 13th day of July, 1992.

Notary Public

My Commission Expires: [illegible]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Forty-seven Thousand Seven Hundred Dollars ($47,700.00).

Affiant Sherry E. Frase, Treasurer

Subscribed and sworn to before me, this the 13th day of July, 1992.

Notary Public

My Commission Expires: _____

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Forty-Seven Thousand Seven Hundred Dollars ($47,700.00).

27102

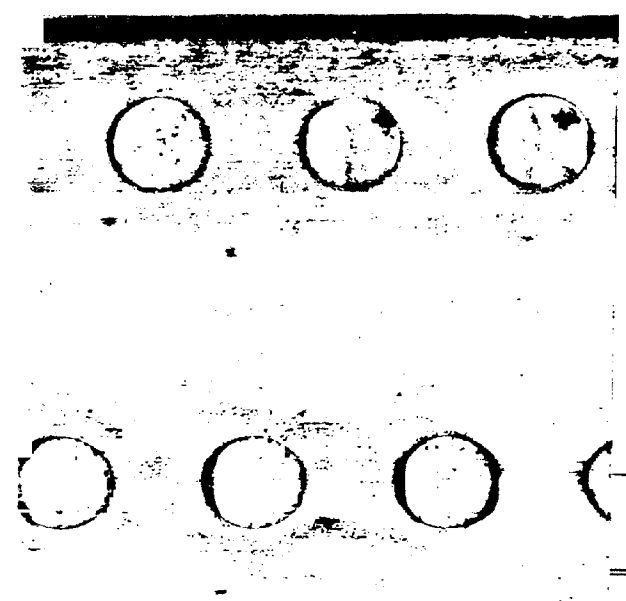
IDENTIF. TREFERENCE

JUL 13 1 45 PM '92

FELIA [illegible] REGISTER
DAVIDSON COUNTY TN.

PICK-UP

5025 07/13 0101 03CHECK 185.49



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

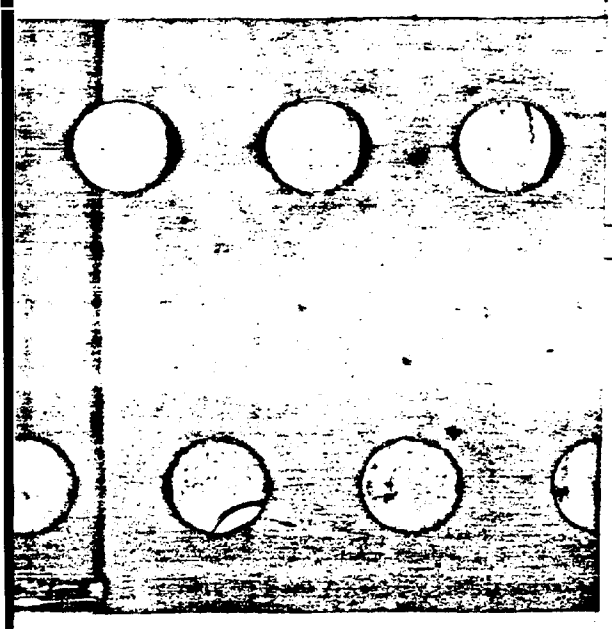
RECEIVED OF _____

FOR _____

BOOK 8674 PAGE 540

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	47700.00
CON TX	176.49
PRFEE	1.00
WDEED	8.00
TOTAL	185.49
CHECK	185.49

07/13/92 01 13:45 0001 5025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27102

IDENTIF. REFERENCE

JUL 13 1 45 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 549774