Box 32

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

Address of New Owners:
First American
National Bank
c/o Sammy Ballesteros
Nashville, Tennessee
37237-1051

Send Tax Statements To:
New Owner

Map & Parcel:
Map 117-3-A
Parcel 87 CO

BOOK 8677 PAGE 633

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default occurred in the terms, conditions and payments, provided for in a Deed of Trust dated January 30, 1989, executed by Tennessee Restoration Company, which is recorded in Book 7763, Page 168, 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, July 9, 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 Seventy Thousand Dollars ($70,000.00) 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 Seventy Thousand Dollars ($70,000.00) 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:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 87 on the plan of Versailles Apartments, of record in Book 5050, page 80, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Tennessee Restoration Co. by deed from Marguerite Bogle, unmarried, of record in Book 7621, page 382, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3000 Hillsboro Road, Unit 87, 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 15th day of July, 1992.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: B Anthony Saunders
B. Anthony Saunders, 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, 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 15th day of July, 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 $70,000.00.

B Anthony Saunders
Affiant

Subscribed and sworn to before me, this the 15th day of July, 1992.

Carla K Jarrell
Notary Public

My Commission Expires:
1-27-96

2821 7:
IDENTIF. REFERENCE
Jul 16 2 51 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
5266 07/16 0101 03CHECK 300.00

\doc\cj\deeds\trc.ded

THIS INSTRUMENT WAS PREPARED BY: Allison G. Lucas, Attorney at Law, 721 First American Center, Nashville, Tennessee 37237-0721

NOTICE OF FORECLOSURE SALE

WHEREAS, Tennessee Restoration Company, by Deed of Trust dated January 30, 1989, of record in Book 7763, Page 168, Register's Office for Davidson County, Tennessee, conveyed to Guaranty Title Company, Trustee, the hereinafter described real property to secure the payment of a promissory note and other indebtedness as described in said Deed of Trust; and

WHEREAS, default in the payment of the various indebtednesses secured by said Deed of Trust has been made; and

WHEREAS, the owner and holder of said indebtednesses has demanded that the real property be advertised and sold in satisfaction of said debt and the cost of foreclosure, in accordance with the terms and provisions of the notes and deeds of trust.

WHEREAS, there is a tax lien filed against the record owners of the subject property. The tax lien is as follows: Federal tax lien against Richard & Brenda Hogan filed in the Register's Office for Davidson County, Tennessee on March 15, 1990, of record in Book 8065, page 408, said Register's Office. Pursuant to 26 USC Section 7425(b) Notice is being timely and properly given to the respective holders of said lien; and

WHEREAS, this property is being sold subject to the redemptive rights of the United States pursuant to 26 USC Section 7425 (d)(1); and

NOW, THEREFORE, notice is hereby given that I, Guaranty Title Company, Trustee, pursuant to the power, duty and authority vested in and imposed upon me in said Deed of Trust, will on Thursday, July 9, 1992, at 12:00 NOON, at the Front Door of the Davidson County Courthouse, Nashville, Tennessee, offer for sale to the highest and best bidder for cash and free from the equitable and statutory rights of redemption, homestead, dower and all other rights and exemptions as provided in said Deed of Trust, certain real property situated in Davidson County, Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 87 on the plan of Versailles Apartments, of record in Book 5050, page 80, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Tennessee Restoration Co. by deed from Marguerite Bogle, unmarried, of record in Book 7621, page 382, Register's Office for Davidson County, Tennessee.

This is improved property known as 3000 Hillsboro Road, Unit 87, Nashville, TN 37215.

Said sale shall be subject to any and all unpaid taxes and other encumbrances which may be a lien or restriction against the above described property.

This the 5th day of June, 1992.

GUARANTY TITLE COMPANY

By: Allison G. Lucas
Vice President, Guaranty Title Company, Trustee
Seventh Floor
First American Center
Nashville, Tennessee 37237-0721
615-736-6735

Insertion dates: June 11, June 18 and June 25, 1992.

CERTIFICATE OF SERVICE

I certify that a true copy of the foregoing Notice of Foreclosure Sale has been placed in the United States Mail, postage prepaid, to Sammy Ballesteros at NA-1051, Tennessee Restoration Co., 3802 Columbine Place, Nashville, TN 37204-1187, District Director, Internal Revenue Service, c/o Mike Zorn, Special Procedures Staff, P. O. Box 1107, Nashville, Tennessee 37202, Sam Crocker, Esq., Suite 2909, The Tower Atop Stouffer, Nashville, TN 37219-0375, Michael Gigandet, Trustee, P.O. Box 3375, Nashville, TN 37219 on this the 5th day of June, 1992.

Allison G. Lucas

First American

First American National Bank
Nashville, Tennessee 37237



721 First American Center
Nashville, TN 37237-0721
(615) 736-6735
FAX: (615) 748-2538

BOOK 8677 PAGE 637

June 5, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

District Director
Internal Revenue Service
c/o Mike Zorn
Special Procedures Staff
P. O. Box 1107
Nashville, Tennessee 37202

RE: Richard & Brenda Hogan

Dear Mr. Zorn:

Pursuant to 26 U.S.C. 7425 I am hereby giving notice, on behalf of First American National Bank, of a sale of property on which the United States claims a lien.

I am enclosing herewith a copy of the Notice of Federal Tax Lien, which was filed on behalf of the Nashville District on in the Register's Office for Davidson County, Tennessee.

I am also enclosing herewith a copy of First American's Notice of Foreclosure Sale, which contains a detailed description of the property affected. The Notice also contains the date, time, place and terms of the sale of the property.

The amount of the principle obligation, including interest, due to First American National Bank is approximately $330,000.00. It is expected that the expenses that will be chargeable against the sale proceeds will not exceed $2,500.00.

I have enclosed a copy of this letter which I would appreciate you stamping the date of receipt upon and returning in the enclosed stamped envelope.

\doc\agl\trc.irs

BOOK 8677 PAGE 638

If anything further is required from my office, please let me know.

Yours very truly,

Allison G. Lucas
Vice President and
Associate General Counsel

AGL/CJ/ms

Enclosures

First American

BOOK 8677 PAGE 639

Form 668 (Y) (Rev. 7-89) | 220 Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien Under Internal Revenue Laws

District: Nashville, TN

Serial Number: 629023378

For Optional Use by Recording Office

BOOK 8065 PAGE 408

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following-named taxpayer. Demand for payment of this liability has been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer: RICHARD & BRENDA HUGAN

Residence: 141 REESE DR V-436
NASHVILLE, TN 37211-2750

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/87	[redacted]-8452	06/06/88	07/06/94	6505.56
1040	12/31/88	[redacted]-8452	06/05/89	07/05/95	187.53
				Total	$ 6693.09

Place of Filing:
Register of Deeds
Davidson County
Nashville, TN 37219

This notice was prepared and signed at Nashville, TN on this, the 12th day of March 19 90

Signature: for John Dyess: ACS

Title: (615) 736-7007
62-01-6000

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Form 668 (Y) (Rev. 7-89)

Part 1 - Kept By Recording Office

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

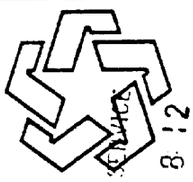
COPY

First American

First American National Bank
Nashville, Tennessee 37237

721 First American Center
Nashville, TN 37237-0721
(615) 736-6735
FAX: (615) 748-2538

BOOK 8677 PAGE 640



RECEIVED
INTERNAL REVENUE SERVICE
1992 JUN 12 AM 8:12
SPECIAL PROCEDURES

June 5, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

District Director
Internal Revenue Service
c/o Mike Zorn
Special Procedures Staff
P. O. Box 1107
Nashville, Tennessee 37202

RE: Richard & Brenda Hogan

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\doc\agl\trc.irs

BOOK 8677 PAGE 641

If anything further is required from my office, please let me know.

Yours very truly,

Allison G. Lucas
Vice President and
Associate General Counsel

AGL/CJ/ms

Enclosures

First American

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

RECEIVED FOR ENTRY
JUN 4 1992
BY M. AYERS
DEPUTY CLERK

IN RE:
TENNESSEE RESTORATION, INC.
Debtor(s).

CHAPTER 7
CASE NO. 92-00682
JUDGE GEORGE C. PAINE, II

AGREED ORDER GRANTING RELIEF FROM THE AUTOMATIC STAY AND ABANDONING PROPERTY

First American National Bank ("Bank") has requested the abandonment of the property listed below from the estate, and relief from the automatic stay provisions of 11 U.S.C. § 362 in order to enforce the provisions of the security agreement between the Bank and the debtor.

BOOK 8677 PAGE 642

Description of Collateral

PROPERTY LOCATED AT 3000 HILLSBORO RD., UNIT #87

The trustee, by signing this agreed order, hereby abandons the property listed above as burdensome or inconsequential value to the estate pursuant to 11 U.S.C. § 554. (Notice of this abandonment is not required, pursuant to Local Rule No. 11, since the equity to the estate in the asset(s) being abandoned is less than $500 per item, and less than $1,000 in the aggregate.)

IT IS THEREFORE ORDERED that the Bank be, and is hereby granted relief from the automatic stay provisions of 11 U.S.C. § 362 to permit the Bank to proceed with the enforcement of the security interest in the above-mentioned assets, pursuant to applicable state law.

ENTER this 3rd day of June, 1992.

George C Paine II
U. S. BANKRUPTCY JUDGE

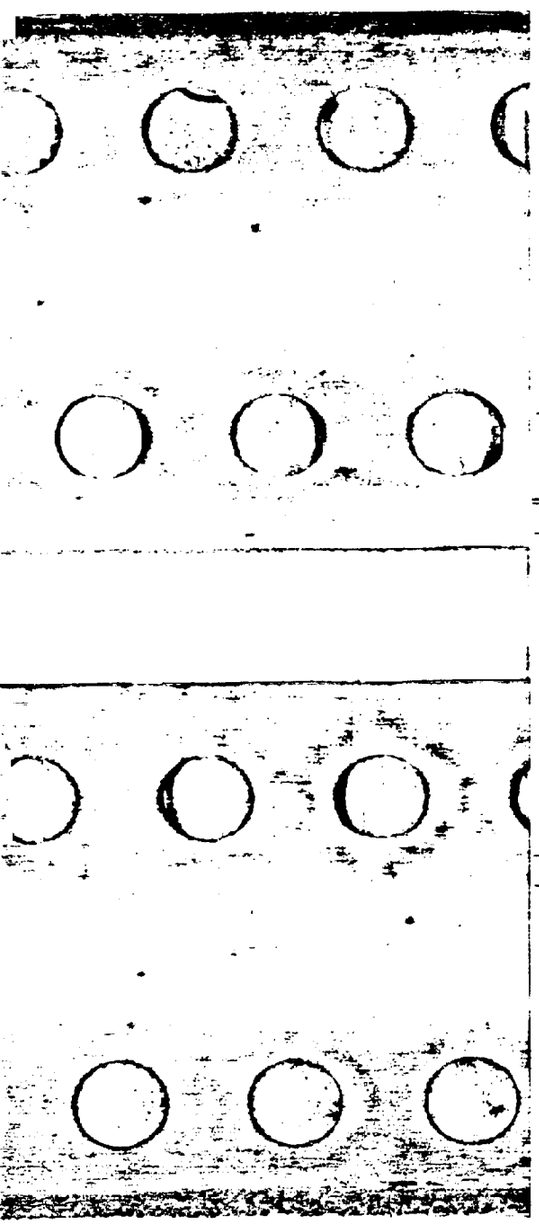
APPROVED FOR ENTRY:

Michael Gigandet, by Atty w/permission
Mr. Michael Gigandet, Trustee
P.O. Box 3375
Nashville, TN 37219
(615)256-9999

Samuel K. Crocker, by Atty w/permission
Mr. Samuel K. Crocker
611 Commerce St., Suite 2909
Nashville, TN 37203
(615)726-3322

Allison G. Lucas
ALLISON G. LUCAS,
Attorney for First American
National Bank
721 First American Center
Nashville, TN 37237-0721
615/736-6735

27



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

RECEIVED OF _____

FOR _____

BOOK 8677 PAGE 643

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 40.00
				TOTAL 300.00
				CHECK 300.00
			07/16/92 01	14:52 0001 6266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2821 7.

IDENTIF. REFERENCE

JUL 16 2 51 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 550999