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 146-4 Parcel 166

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default occurred in the terms, conditions and payments, provided for in a Deed of Trust dated July 17, 1986, executed by Walter B. McDade and wife, Drue W. McDade, which is recorded in Book 6925, Page 395, 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 8678, page 527, Register's Office for Davidson County, Tennessee.

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8497, Page 725, 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 Two Hundred Eighty Thousand Dollars ($280,000.00) 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 Two Hundred Eighty Thousand Dollars ($280,000.00) 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 tract of land in the 6th Civil District of Davidson County, Tennessee, described according to a survey of Stanford and Associates, Inc., dated March 7, 1979, and described as follows:
>
> Beginning at a point in the westerly margin of Trousdale Drive, 461.3 feet, more or less, north of the northeast

corner of Lot 248, Crieve Hall Estates, Section 3, Plat Book 2133, page 59; thence leaving Trousdale Drive, N 86 deg. 07' 30" W 210.00 feet to a point; thence N 3 deg. 52' 30" 125.00 feet to a point; thence S 86 deg. 07' 30" E 210.00 feet to a point in the westerly margin of Trousdale Drive; thence with the margin of same, S 3 deg. 52' 30" W 125.00 feet to the point of beginning.

Being the same property conveyed to Walter B. McDade and wife, Drue W. McDade by deed of record in Book 6925, Page 393, Register's Office for Davidson County, Tennessee.

This is improved property known as 4815 Trousdale Drive, Nashville, Tennessee 37211.

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 day of June, 1992.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: B Anthony Saunders, Vice President
B. ANTHONY SAUNDERS, Esq.
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 19th day of June, 1992.

Carla K Jarrell
NOTARY PUBLIC

My Commission Expires:
1-27-96

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $280,000.00.

B Anthony Smith
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

28521

IDENTIF. T REFERENCE

JUL 17 3 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5625 07/17 0101 03CHECK 1049.00

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8678 PAGE 532

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
280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 12.00
TOTAL 1049.00
CHECK 1049.00
07/17/92 01 15:05 0001 6625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28521

IDENTIF. REFERENCE

JUL 17 3 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551352