This Instrument Prepared By:
Lawless & Associates, P.C.
Nineteenth Floor
First American Center
Nashville, TN 37238-0068

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
First American National Bank ATTN: Samuel M. Ballesteros First American Center, 10th Fl. 315 Deaderick Street Nashville, Tennessee 37237	Same	Map 142-04-0-A Parcel 087.00

WHEREAS, **Toy Eugene Luna, a single person,** by Deed of Trust (the "Deed of Trust") dated December 5, 1990,transferred and conveyed to **Guaranty Title Company,** Trustee, the property described in Exhibit A hereto (the "property"), said Deed of Trust being of record in **Book 8251, page 315,** Register's Office for Davidson County, Tennessee; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust said Appointment of Substitute Trustee being of record in **Book 8767, Page 225,** said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust offered the Property for sale to the highest bidder for cash, at public outcry, at 12:00 o'clock p.m., on December 10, 1992, at the Main door of the Courthouse in Nashville, Davidson County, Tennessee, when and where First American National Bank ("Grantee") became the last and highest bidder for cash at the price of Thirty Thousand and 00/100 Dollars ($30,000.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Thomas W. Lawless, Substitute Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof; the subject property is further sold "AS IS" and expressly subject to the following:

1. **County Taxes for the year 1992 and subsequent years.**

2. **The property conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in §66-27-101, et. seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants,**

restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest, of record in Book 5438, Page 699, and as amended in Book 6082, Page 866, Register's Office for Davidson County, Tennessee.

3. **Subject to all matters contained on the Plan of record in book 5200, Page 167, Register's Office for Davidson County, Tennessee.**

4. **Subject to an easement more particularly described in an instrument of record in Book 5074, Page 167, Register's Office for Davidson County, Tennessee.**

5. **Any lien for homeowner's association dues, if any.**

Words used herein indicating number or gender shall be read as context may require.

Dated this 10th day of December, 1992.

Thomas W. Lawless, as
Substitute Trustee, and
not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Herman A. Ruben, a Notary Public in and for said County and State, the within named Thomas W. Lawless, Substitute Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of December, 1992.

My Commission Expires:
May 28, 1995

NOTARY PUBLIC

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of December, 1992.

My Commission Expires:
May 28, 1995

NOTARY PUBLIC

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 87 in a Horizontal Property Regime located on the Plat of Belle Forrest, of record in book 5200, page 167, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Toy Eugene Luna, a single person by deed from Patricia L. Hudson, unmarried, of record in Book 8251, page 312, Register's Office for Davidson County, Tennessee.

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

7.38.8.

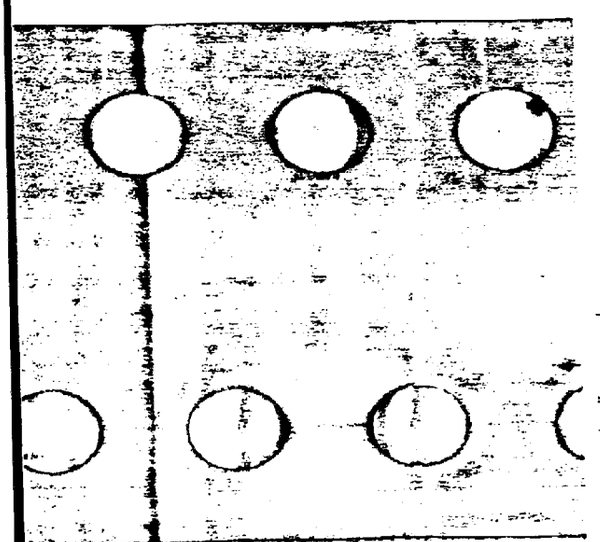
IDENTIFICATION REFERENCE

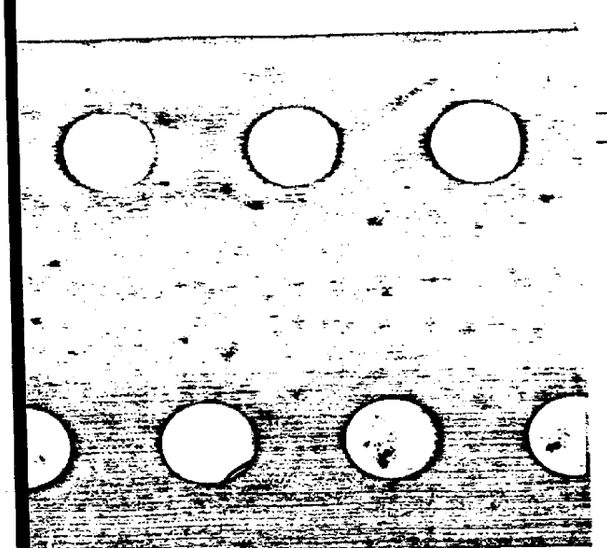
Dec 15 1 06 PM '92

LIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

PICK-UP

1932 12/15 0101 03CHECK 124.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8814 PAGE 320

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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 124.00
				CHECK 124.00
12/15/92		01		13:04 0001 1932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3 8.8.

IDENTIFICATION REFERENCE

DEC 15 1 06 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601120