This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, Tennessee 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Nos.
First American National Bank First American Center Nashville, TN 37237	Same	158-7 7D 37515

I, hereby swear that the actual consideration for this transfer or value of the property transferred, whichever is greater, is a total of $179,893.75.

David M Smythe
Affiant

Subscribed and sworn to before me, this 17th day of December, 1992.

Elizabeth M. Amos
Notary Public

My Commission Expires: 3/25/95

WHEREAS, by Deed of Trust dated August 12, 1988, and recorded in Book 7630, Page 508, Register's office for Davidson County, Tennessee, Elizabeth Byrn Fox and husband, Gary W. Fox, conveyed to Marshall L. Hix, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 8727, Page 985, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell the property under the terms and provisions of said Deed of trust; and

WHEREAS, in pursuance of said request of said beneficiary, the property was advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 13th day of October, 1992 at 11:30 o'clock a.m. at the south front door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned announced to those present the postponement of said sale until December 14, 1992 at 11:30 o'clock a.m., at which postponed time and place, undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, First American National Bank, being the highest and best bidder became the purchaser of said property at and for the total sum of $179,892.75, which included a bid of $125,000 subject to an existing first mortgage indebtedness of $54,892.75.

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto First American National Bank the following real estate:

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Wiley Simms Property Subdivision of record in Book 5800, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Byrn Fox by Special Warranty Deed from Nashville City Bank and Trust Company of record in Book 6504, page 932, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including but not limited to, any statutory right to an elective share in the property in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto First American National Bank, its representatives, successors and assigns, all of the covenants or warranties contained in the aforesaid deed of trust as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, including the deed of trust of record in Book 5100, Page 155, said Register's office, as well as all easements or restrictions and ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has set his hand and seal, this 17th day of December, 1992.

7.5 1.4 1. IDENTIFICATION REFERENCE Dec 18 12 51 PM 1992 DAVIDSON COUNTY TENN. PICK-UP

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Amos, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

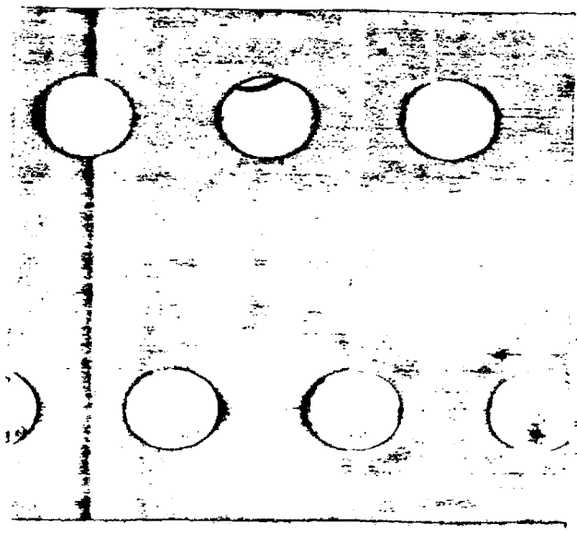
Witness my hand and official seal at office this 17th day of December, 1992.

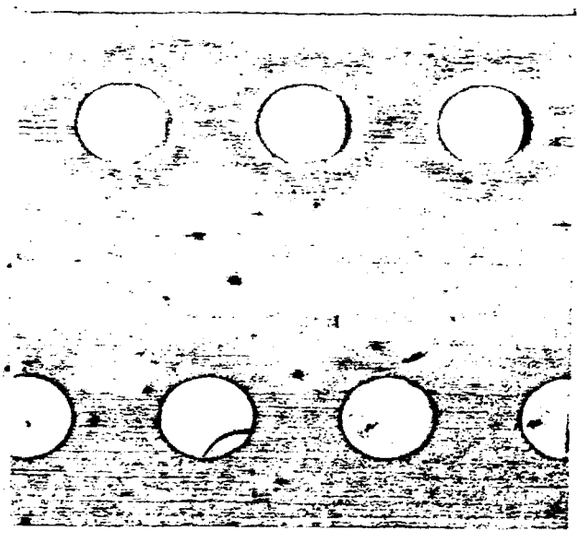
Elizabeth M. Amos
Notary Public

My Commission Expires: 3/25/95.

ELIZABETH M. AMOS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

12718 0101 03CHECK 674.63





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

RECEIVED OF _____

FOR _____

BOOK 8818 PAGE 113

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 179893.75
				CON TX 665.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 674.63
				CHECK 674.63

12/18/92 01 12:52 0001 3324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.1.4.1-

IDENTIFICATION REFERENCE

DEC 10 12 54 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 602495