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THIS INSTRUMENT PREPARED BY: Eric V. Helmers, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

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

Send Tax Statements To:
New Owner

Map & Parcel:
Map 43-1
Parcel 55

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated December 23, 1986, executed by Lloyd O. Gragg, Jr., and wife, Amelia H. Gragg, d/b/a Gragg Properties, which is recorded in Book 7084, Page 880, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Lloyd O. Gragg, Jr., and Amelia H. Gragg filed for protection under Chapter 7 of the U.S. Bankruptcy Code (Case. No. 92-06859GP3-7); and

WHEREAS, Lender obtained relief from the stay in said bankruptcy proceedings; and

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8785, Page 400, 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 10:00 A.M., Friday, December 11, 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 One Hundred Sixteen Thousand Dollars ($116,000.00) 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 One Hundred Sixteen Thousand Dollars ($116,000.00) 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:

> Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Echo Meadows, as of record in Plat Book 2331, page 64, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Lloyd O. Gragg, Jr., and wife, Amelia H. Gragg d/b/a Gragg Properties by deed from Lilbert Randol Sloan and wife, Mary Louise Sloan of record in Book 7007, page 321, Register's Office for said County.

This is improved property known as 206 Bluebird Drive, Goodlettsville, TN 37072.

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 21 day of December, 1992.

7.6.3.0.3. IDENTIFICATION REFERENCE! Dec 22 3 47 PM '92 LIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

GUARANTY TITLE COMPANY
(Successor Trustee)

4609 12/22 0101 03CHECK 438.20

By: _____
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, Eric V. Helmers, 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 21st day of December, 1992.

Carla K. Jarrell
NOTARY PUBLIC

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 $116,000.00.

_____
Affiant

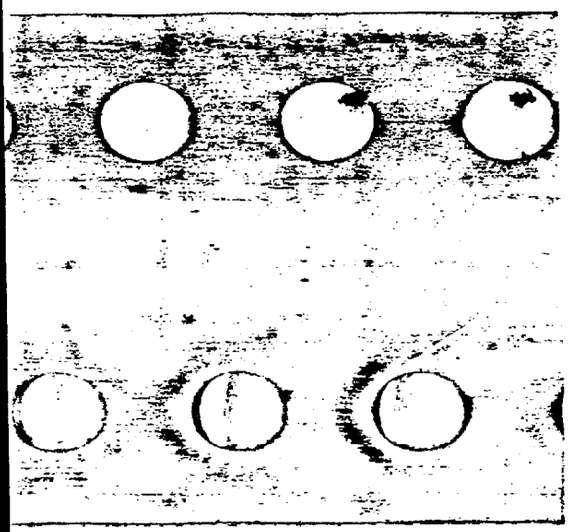
Subscribed and sworn to before me, this the 21st day of December, 1992.

Carla K. Jarrell
Notary Public

CARLA K. JARRELL NOTARY PUBLIC

My Commission Expires:
1-27-96

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

RECEIVED OF _____

FOR _____

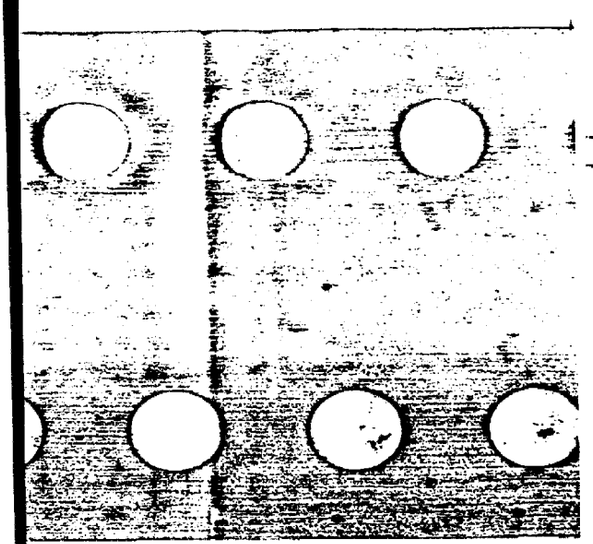
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 116000.00
CON TX 429.20
PRFEE 1.00
WDEED 8.00
TOTAL 438.20
CHECK 438.20

12/22/92 01 15:45 0001 4609
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.6.3.0 3

IDENTIFICATION REFERENCE

DEC 22 3 47 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 603760