Ex #16

BOOK 9071 PAGE 460

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
American Financial Corporation of Tampa Post Office Box 340368 Tampa, Florida 33694-0368	Same	105-14-194 16DA-10365

1985 09/03 0101 03CHECK 157.30

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated December 12, 1991, executed by Arthur J. Brandon and wife, Josepphine Brandon, to D. Ronald Ingram, Trustee, of record in Book 8507, page 889, Register's Office for Davidson County, Tennessee; and

WHEREAS, American Financial Corporation of Tampa, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 8507, page 889, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Roger D. Baskette, Jr. and Marshall L. Hix as Successor Trustees by an instrument of record in Book 9035, page 478, Register's Office for Davidson County, Tennessee, and authorized either of them to act alone with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Marshall L. Hix, Successor Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, prevailing time on Friday, September 3, 1993, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold 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 which may be a lien against said property; and

WHEREAS, the Successor Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Thirty Nine Thousand and 00/100 Dollars ($39,000.00) by American Financial Corporation of Tampa (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

93 SEP -3 PM 3:50
ELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

59816
IDENTIF. & REFERENCE

BWRDM1583

NOW, THEREFORE, in consideration of the premises and sum of Thirty Nine Thousand and 00/100 Dollars ($39,000.00) cash in hand paid by the Grantee, Marshall L. Hix, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Being Lot No. 7, on the Map of Robert Lee Bibb's Subdivision of Lot No. 3 on the Henry Tract, as of record in Book 547, page 194.
>
> Said Lot No. 7 fronts 55 feet on the westerly side of Elliott Avenue, formerly Martha Street, and runs back between parallel lines 165 feet to a dead line.
>
> Being the same property conveyed to Arthur J. Brandon and wife, Josephine Brandon, by Deed from Wallace Tyler Spellings, unmarried, of record in Book 4090, page 436, Register's Office for Davidson County, Tennessee.

Said property is known as 2401 Elliott Avenue, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns forever.

And the Successor Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real 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 same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Successor Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Successor Trustee, but no further or otherwise; it being the intention of the Successor Trustee only to convey to Grantee no greater title in the subject real estate than he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 3rd day of September, 1993.

Marshall L. Hix, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lisa A. Halfacre, a Notary Public for the state and county aforesaid, Marshall L. Hix, Successor Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of September, 1993.

NOTARY PUBLIC

LISA A. HALFACRE NOTARY PUBLIC AT LARGE

My Commission Expires:

October 25, 1995

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

AFFIANT

Subscribed and sworn before me on this 3rd day of September, 1993.

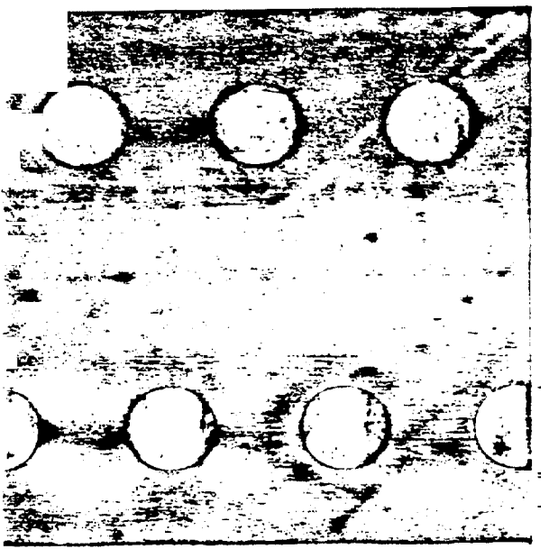
NOTARY PUBLIC

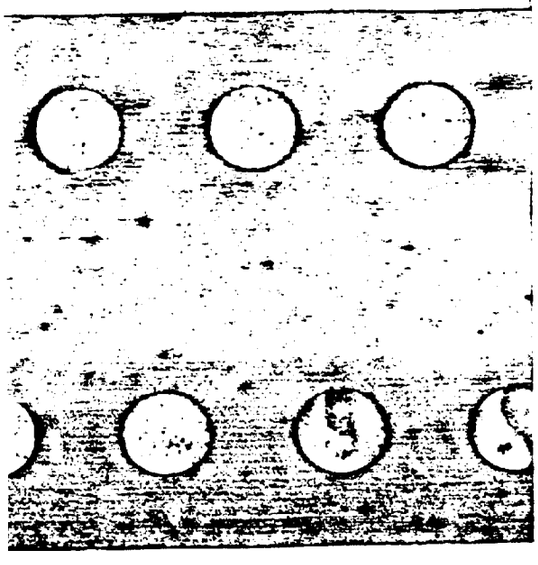
LISA A. HALFACRE NOTARY PUBLIC AT LARGE

My Commission Expires:

October 25, 1995

BWRDM1583





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

RECEIVED OF _____

FOR _____

BOOK 9071 PAGE 463

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 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 12.00
TOTAL 157.30
CHECK 157.30

09/03/93 01 15:50 0001 1985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59816
IDENTIF. & REFERENCE

93 SEP -3 PM 3:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 694449