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

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

First American National Bank
First American Center — Same — Map 130-7 Parcel No. 34
Nashville, Tennessee 37237

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 1996.

Notary Public

My Commission Expires: 1/20/99

WHEREAS, by Deed of Trust dated January 27, 1988, and recorded in Book 7461, Page 270, Register's office for Davidson County, Tennessee, Jack J. Weitzman and wife, Rhoda E. Weitzman, conveyed to Jeffrey W. Combos, 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 9813, Page 714, 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 said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 26th day of February, 1996, 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 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 sum of Four Hundred Thousand Dollars ($400,000.00).

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, Nashville, State of Tennessee, described as follows:

Being Lot No. 2 on the Resubdivision of Lots 24, 25, 26, 27, 28 and 29 on the Revised Plan of New Golf Club Subdivision, as of record in Book 4300, Page 199, and corrected by Surveyors Certificate of Correction, in Book 4662, Page 427, Register's Office for said County.

Said Lot No. 2, which is a corner lot, fronts 248.8 feet on the southerly margin of Harding Place and fronts 254.0 feet on the westerly margin of Lynwood Boulevard, and extends back 243.2 feet on the southerly line and 216.3 feet on the westerly line to a point of intersection.

Being the same property conveyed to Jack J. Weitzman and wife, Rhoda E. Weitzman, by deed from First Tennessee Bank National Association of record in Book 7155, Page 336, 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 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, and does hereby warrant the title to the aforesaid real estate 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, as well as all 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 hereunto set his hand and seal, this 27th day of February, 1996.

David M. Smythe
Substitute Trustee

0155603
IDENTIF. ↑ REFERENCE

PICK-UP
96 MAR 1 PM 1:23
FELIX Z. DOLSON REGISTER
DAVIDSON COUNTY, TN.

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.

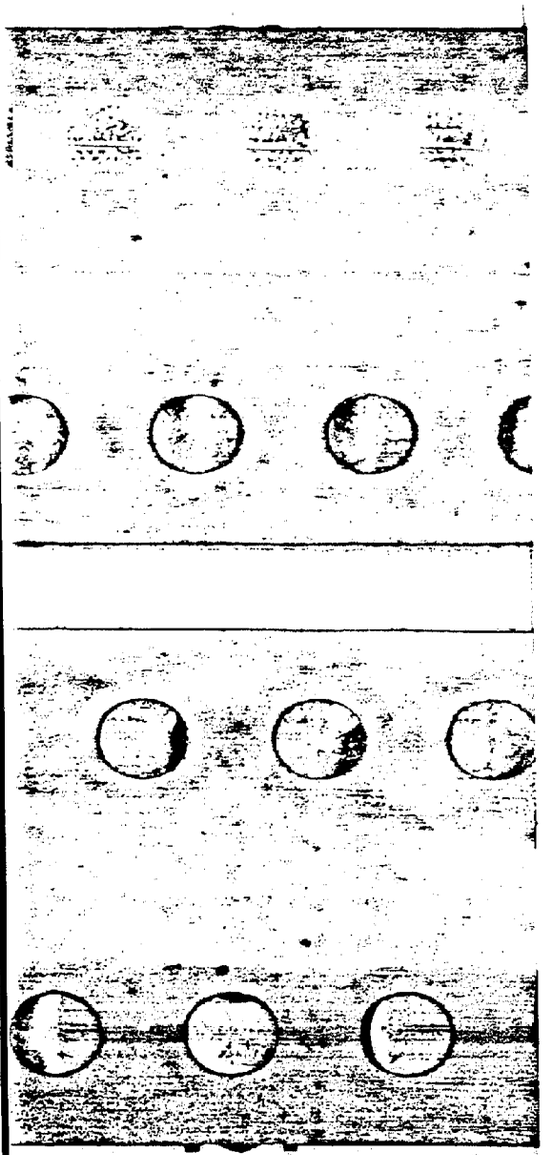
Witness my hand and official seal at office this 27th day of February, 1996.

ELIZABETH M. AMOS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Elizabeth M. Amos
Notary Public

My Commission Expires: 1/20/99

356653/01 0101 03CHECK 1489.00



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

RECEIVED OF _____

FOR _____

BOOK 9964 PG 174

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 400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 8.00
TOTAL 1489.00
CHECK 1489.00

03/01/96 01 13:25 0001 3566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155603
IDENTIF. # REFERENCE

96 MAR -1 PM 1:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011692