This Instrument Prepared By:

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

BOOK 10435 PG 192

SUBSTITUTE TRUSTEE'S DEED

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

First American National Bank — Same — Map 82-3-63
First American Center
Nashville, TN 37237

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I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $20,000.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this 30th day of April, 1997.

Elizabeth M. Arnold
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 1/20/99

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WHEREAS, by Deed of Trust dated July 27, 1994, and recorded in Book 9425, Page 694, Register's office for Davidson County, Tennessee, Doretha E. Boleyjack, unmarried, conveyed to Guaranty Title Company, 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 9596, Page 928, 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 29th day of April, 1997, at 11:00 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 Twenty Thousand and No/100ths Dollars ($20,000.00).

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, Tennessee, being Lot No. 80 on the Map of Sharpe and Horn's Subdivision of the Lindsley Property, as of record in Book 161, Page 83, Register's Office for said county.

Said Lot No. 80 fronts 50 feet on the easterly side of Joseph Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Doretha E. Boleyjack, unmarried, by deed of record in Book 9425, Page 691, said Register's office.

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 exemption in and equitable and statutory redemption of the property as well as all right of dower and curtsey in the property in the maker of said Deed of Trust, and all persons claiming through and under said maker.

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 30th day of April, 1997.

David M. Smythe
Substitute Trustee

97 APR 30 PM 2:01
REGISTER
DAVIDSON COUNTY, TN.

0299609
IDENTIFICATION REFERENCE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Elizabeth M. Aman, 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.

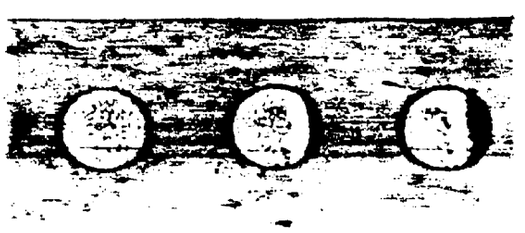
Witness my hand and official seal at office this 30th day of April, 1997.

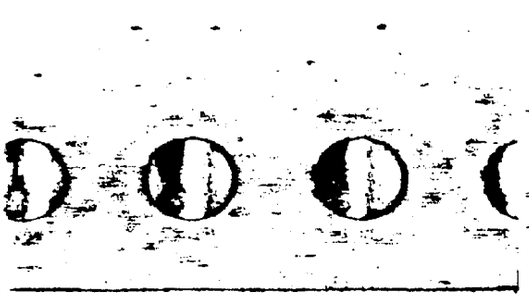
Elizabeth M. Aman
Notary Public

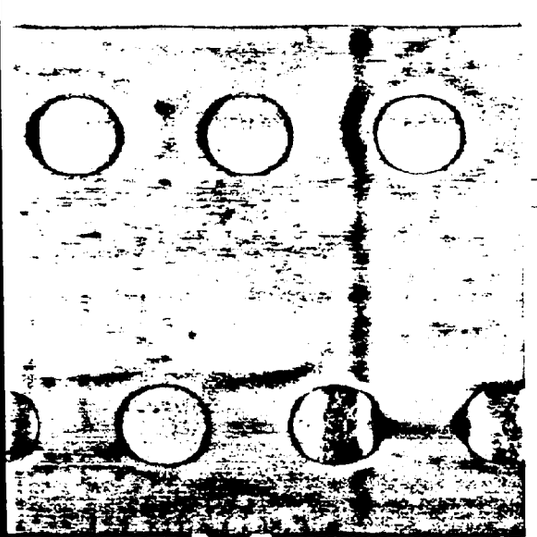
My Commission Expires: 1/20/99

NOTARY PUBLIC

5251 04/30 0101 03CHECK 13.00







**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10435 PG 194

| | | |
|---|---|---|
| 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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 8.00
TOTAL 83.00
CHECK 83.00

04/30/97 01 14:06 0001 5251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0299609

IDENTIF. ↑ REFERENCE

97 APR 30 PM 2:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1145344