This Instrument Prepared By:

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

BOOK 11712 PAGE 940

SUBSTITUTE TRUSTEE'S DEED

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

First American National Bank
First American Center
Nashville, TN 37237

Same

Map 148-14-0
Parcel 302.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $31,000.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this 20th day of October, 1999.

Elizabeth M. Amos
Notary Public

My Commission Expires: 11/30/002

WHEREAS, by Deed of Trust dated October 25, 1996, and recorded in Book 10240, Page 87, Register's office for Davidson County, Tennessee, Greggory Shane Brenner and Jerry Allen Bradshaw, Jr. 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 11660, Page 93, 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, and said advertisement appeared in the Nashville Record Newspaper on September 23, 1999, September 30, 1999, and October 7, 1999; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 15th day of October, 1999, at 11:15 o'clock A.M. at the 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 Thirty-One Thousand and No/100ths Dollars ($31,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute

47 00 MTG TAX 125.70

Trustee, does hereby grant, bargain, sell, transfer, and convey unto First American National Bank the following real estate:

> Being Lot No. 91A on the Plan of Haywood Forest Subdivision, Section 3, of record in Plat Book 5800, Page 285, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Greggory Shane Brenner, a single person, and Jerry Allen Bradshaw, Jr., a single person, recorded October 20, 1996, in Deed Book 10240, Page 84, 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, 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 20th day of October, 1999.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Amos, 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 20th day of October, 1999.

Elizabeth M. Amos
Notary Public

My Commission Expires: 11/30/002

99 OCT 21 PM 3:09

06490968

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0649068

RECEIVED
99 OCT 21 PM 3:59
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

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CAMT	31000.00
CON TX	114.70
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	125.70
CHECK	125.70

10/21/99 01 16:02 0001 2487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530283