ADDRESS NEW OWNER:
Fidelity Federal, Savings & Loan Association
401 Union Street
Nashville, Tennessee 37201

SEND TAX BILLS:
Same

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $8,000.00

BOOK 5033 PAGE 184

Vaden Lackey, Jr.
Affiant

Subscribed and sworn to before me this 4th day of June, 1976.

Notary Public

My Commission Expires: [illegible]

D E E D

WHEREAS, by Deed of Trust dated March 9, 1973, of record in Book 4688, page 198, Register's Office for Davidson County, Tennessee, Edward G. Higgins and wife, Deborah Higgins, conveyed the property hereinafter described to Vaden Lackey, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and the Fidelity Federal Savings & Loan Association, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Vaden Lackey, Jr., Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on April 27, May 4, and May 11, 1976, respectively;

WHEREAS, pursuant to said notice, I, Vaden Lackey, Jr., Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Wednesday, May 19, 1976, at 12:00 o'clock Noon, at the south door of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Fidelity Federal Savings & Loan Association was the highest and best bidder, the amount of its bid being in the sum of EIGHT THOUSAND AND NO/100THS ($8,000.00) DOLLARS, and Fidelity Federal Savings & Loan Association being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Vaden Lackey, Jr., Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Fidelity Federal Savings & Loan Association, its successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, known as 3202 Leawood Drive, being Lot No. 34 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Edward G. Higgins and wife, Deborah Higgins, by deed from Randall Phillips Builders, Inc., of record in Book 4688, page 196, said Register's Office.

The mortgagors covenant and agree that so long as this mortgage and the note secured thereby are insured under the provisions of the National Housing Act, they will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color or creed.

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Fidelity Federal Savings & Loan Association, its successors and assigns, forever.

I, Vaden Lackey, Jr., Trustee under the said Deed of Trust of record in Book 4688, page 198, Register's Office for said County, do hereby transfer, assign, and convey unto the said Fidelity Federal Savings & Loan Association, its successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Vaden Lackey, Jr., Trustee, has hereunto set his hand this 8th day of June, 1976.

Vaden Lackey, Jr., Trustee
TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Norma Pride, a Notary Public in and for the State and County aforesaid, the within named Vaden Lackey, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 8th day of June, 1976.

Norma Pride
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

May 23, 1979

D52795

T
IDENTIF. REFERENCE

JUN 8 4 22 PM '76
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN-8-76	CONV	*8,000.00			
JUN-8-76	S'TAX		B*	20.80	
JUN-8-76	PR'FEE		B*	.50	
JUN-8-76	W'DEED		B*	4.00	* 25.30