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

BOOK 5119 PAGE 399

Map 92.6
Par 85-

ADDRESS NEW OWNER:
Fidelity Federal Savings and Loan Association
401 Union Street
Nashville, Tennessee 37219

SEND TAX BILLS:
Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $500.00.

Affiant

Subscribed and sworn to before me this day of 1977.

Notary Public

My Commission Expires: 7/5/81

D E E D

WHEREAS, by Deed of Trust dated June 25, 1974, of record in Book 4839, page 370, Register's Office for Davidson County, Tennessee, Phillip Ballentine and wife, Rhoda W. Ballentine 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 Fidelity Federal Savings and 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 January 25, February 1 and February 8, 1977, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, 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, February 16, 1977, at 12:00 Noon at the south door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Fidelity Federal Savings and Loan Association was the highest and best bidder, the amount of its bid being in the sum of Five Hundred and No/100ths ($500.00) DOLLARS, and Fidelity Federal Savings and 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 and Loan Association, its successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 272 and the easterly 6 feet of Lot No. 271 on the Plan of Heffernan Place, Block 13, as of record in Book 161, page 138, Register's Office for said

County. Said Lot No. 272 and said part of Lot No. 271 front together 56 feet along the northerly side of Morena Avenue and run back between parallel lines 150 feet to a 15 foot alley at the rear on which they front 56 feet together.

Being the same property conveyed to Phillip Ballentine and wife, Rhoda W. Ballentine, of record in Book 4307, page 763, Register's Office for said County.

This conveyance is made subject to unpaid taxes, and to a first mortgage.

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 and Loan Association , its successors and assigns, forever.

I, Vaden Lackey, Jr., Trustee under the said Deed of Trust of record in Book 4839, page 370, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Fidelity Federal Savings and 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 23rd day of February, 1977.

Vaden Lackey Jr. Trustee
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherri Pirtle, 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 18th day of February, 1977.

Sherri Pirtle
Notary Public

My Commission Expires:

Mar. 27, 1979

FEB 28 3 38 PM '77
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

D 9 1 3 2 2

FEB28'77	CONV	* 500.00			
FEB28'77	S'TAX		B*	1.30	
FEB28'77	PR'FEE		B*	.50	
FEB28'77	W'DEED		B*	4.00	* 5.80