FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
401 Union Street
Nashville, TN 37219

Map 105-9
Par 258 Jol

SEND TAX BILLS:
same

Prepared by:
Dayton, Partin, Chiarmonte
Suite 1000
Nashville, Tenn.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for transfer is $$18,614.02

Stephen M. Miller
Affiant

Subscribed and sworn to before me this 31st day of March, 1981.

Sandra Bradley
NOTARY PUBLIC

My commission Expires: 10-17-82

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 26, 1978, of record in Book 5317, page 93, Register's Office for Davidson County, Tennessee, John Buchanan, Unmarried and Bertha Buchanan, Unmarried conveyed the property hereinafter described to Vaden Lackey, 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, Stephen M. Miller, having been appointed Successor Trustee by instrument of record in Book 5663, page 349, said Register's Office, 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 February 26th, March 5th, and March 12th, 1981,respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Stephen M. Miller, Successor 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 Friday, March 27, 1981, at noon, at the south door of the Court House 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 $18,614.02 DOLLARS, and the 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, Stephen M. Miller, Successor 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 Davidson County, Tennessee, being all of Lots Nos. 24 and the westerly 7 feet on Lot No. 25 in W. S. Criddle's Subdivision of Lot No. 1 of the Lawrence Property in the Old Tenth Civil District of said County, a plat of which subdivision is recorded in Book 57, page 84, said Register's Office.

Said Lot No. 24 and the said part of Lot No. 25 adjoin and fronttogether 57 feet on the southerly side of Bate, formerly Cleveland Avenue, in the City of Nashville and together runs back southwardly between parallel lines 145 feet to an alley in the rear.

Being the same property conveyed to John Buchanan and wife, Bertha Buchanan by deed from Roy W. Autenrieth and wife, Elizabeth W. Authenrieth of record in Book4529, page 759, Register's Office for Davidson County, Tennessee. The said John Buchanan and Bertha Buchanan having since divorced, and the property is now vested in them as tenants in common pursuant to a divorce decree of record in Minute Book 33B, page 1296, Fifth Circuit Court Clerks Office of Davidson County, Tennessee.

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, Stephen M. Miller, Successor Trustee under the said Deed of Trust of record in Book5663, page 349, 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 Stephen M. Miller, Successor Trustee, has hereunto set his hand this 31 day of March, 1981.

Stephen M. Miller
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra Fraley, a Notary Public in and for the State and County aforesaid, the within named, Stephen M. Miller, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Successor Trustee, for the purposes herein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 31st day of March, 1981.

Sandra Fraley
Notary Public

My Commission Expires:

10-17-82

RUSH

APR 1 3 10 PM '81

FELIX Z. INSKO, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

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...NIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5727 PAGE 961

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
			16614.02- CO	
			46.36 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	54.36-
80208	04/01/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G35639

T
IDENTIF. REFERENCE

APR 1 3 10 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 814598