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85

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER:

BOOK 5775 PAGE 574

Fidelity Federal Savings &
Loan Association of Nashville
401 Union Street
Nashville, Tennessee 37219

SEND TAX BILLS:

Same as above

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $19,739.72.

Affiant

Subscribed and sworn to before me this 27th day of July, 1981.

Notary Public

My Commission Expires: 10-4-82

352597

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D E E D

WHEREAS, by Deed of Trust dated April 29, 1977, of record in Book 5144, page 141, Register's Office for Davidson County, Tennessee, Phillip Ballentine, Rita A. Ballentine, Debra K. Ballentine and Phillip C. Ballentine, all unmarried, 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 & 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 5757, page 376, 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 July 2nd, 9th and 16th, 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 July 24, 1981, at 12:00 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 $19,739.72, 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 Lot No. 272 and the easterly 6 feet of Lot No. 271 on the Plan of Heffernan Place, Block 13, of record in Book 161, page 138, said Register's Office.

Said Lot No. 272 and part of 271, front together 56 feet on the northerly side of Morena Street and runs back between parallel lines 150 feet to a line in the rear which measures 56 feet thereon.

Being the same property conveyed to Phillip Ballentine, Rita A. Ballentine, Debra K. Ballentine and Phillip C. Ballentine by deed from Fidelity Federal Savings & Loan Association, of record in Book 5144, page 139, Register's Office for 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 Fidelity Federal Savings & Loan Association, it successors and assigns, forever.

I, Stephen M. Miller, Successor Trustee under the said Deed of Trust of record in Book 5757, page 376, 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 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 27 day of July, 1981.

Stephen M. Miller
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra Bradley, 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 therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 27th day of July, 1981.

Sandra Bradley
Notary Public

My Commission Expires:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5775 PAGE 576

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15739.72- CO	
			51.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	57.72-
9092A07/28/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

052597

IDENTIF. REFERENCE

JUL 28 2 37 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 834911