B04/14

THIS INSTRUMENT WAS PREPARED BY:
DENNEY, LACKEY & CHERNAU
P. O. Box 3429
218 Third Avenue, North
Nashville, Tn. 37219-0429

BOOK 6789 PAGE 357

ADDRESS NEW OWNER:

Fidelity Federal
Savings & Loan
Assoc. of Tn.
401 Union St.
Nashville, Tn. 37201

SEND TAX BILLS:

Same.

MAP AND
PARCEL NO.
49-302

7.82235

IDENTIFICATION REFERENCE

FEB 25 11 17 AM '86

FELIX A. MCSHELL REGISTER
DAVID SON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58,109.79.

Affiant

Subscribed and sworn to before me this 21st day of February, 1986.

Notary Public
My Commission Expires: 9/9/88

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 6, 1984 of record in Book 6270, page 559, Register's Office for Davidson County, Tennessee, Reuben Fletcher, Jr. and wife, Beverly Starling Fletcher 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 of Tn., 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 6760, page 636, said Register's Office, did give notice of the time and place of sale by publication in the Nashville Record a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on January 16, 23 and 30, 1986, 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, February 7, 1986,at 12:00 p.m..m., at the main door of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Fidelity Federal Savings & Loan Association of Tn. was the highest and best bidder, the amount of its bid being in the sum of Fifty Eight Thousand One Hundred Nine and 79/100ths Dollars ($58,109.79) Dollars, and the Fidelity Federal Savings & Loan Association of Tn. , 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 of Tn., its successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4B on the Plan of the Zone Lot Division of Lot 4, Deer Meadows, Phase I, of record in Book 5800, page 396, said Register's Office.

Said Lot No. 4B fronts 42.19 feet on the westerly side of Tisdall Drive and runs back 111.66 feet on the northerly line and 137.15 feet on the southerly line to a line in the rear which measures 39.35 feet thereon.

Being the same property conveyed to Reuben Fletcher, Jr. and wife, Beverly Starling Fletcher by deed from B and R Partnership of record in Book 6270, page 556, 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 said Fidelity Federal Savings & Loan Association of Tn.,its successors and assigns, forever.

I, Stephen M. Miller, Successor Trustee under the said Deed of Trust of record in Book 6270, page 559, Register's Office for said County, do hereby transfer, assign, and convey unto the said Fidelity Federal Savings & Loan Association of Tn., 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 21 day of February, 1986.

Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Cantrell, 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 21st day of February, 1986.

Linda Cantrell
Notary Public

My Commission Expires: 9/9/89

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6789 PAGE 359

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

56[illegible]9.79- CAMT.
[illegible]1.65 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 187.65-
7328A02/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8235 IDENTIFICATION REFERENCE

FEB 25 11 17 AM '86
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 221803