M/P 80-12-0026.00

ADDRESS OF NEW OWNER SEND TAX BILLS TO

Fidelity Financial
Services Inc.
P. O. Box 11440
Richmond, VA 23230

THIS INSTRUMENT PREPARED BY:

John H. Lowe
405 Two Mile Pike
Goodlettsville, TN 37072

BOOK 7594 PAGE 901

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 15, 1986 of record in Book 6954, Page 217, Register's Office for Davidson County, Tennessee, Bonnie B. Peacock, conveyed certain real property therein described to John H. Lowe, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contains a power in the Trustee to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on June 16, 1988, and thereafter on June 23, 1988, and on June 30, 1988, which notice of sale advertised the sale of the property hereinafter described for Thursday, July 7, 1988, at 1:00 P.M.; and

WHEREAS, on July 7, 1988 at 1:00 P.M., at the South door of the Metropolitan Davidson County Courthouse, in Nashville, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of Thirteen Thousand Six Hundred Thirty-Two and 00/100 Dollars, ($13,632.00), subject to first mortgage, from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, John H. Lowe, Trustee, does hereby bargain, sell, transfer and convey unto Fidelity Financial Services, Inc., its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 340 on the Plan of Bordeaux Hills Section 2, as of record in Book 3600, Page 7 Register's Office for said County.

Said Lot Fronts 58.44 feet on the northerly side of Snell Boulevard and runs back 124.08 feet on the weswterly line and 91.94 feet on the easterly line to a dead line in the rear on which it measures 59.9 feet thereon.

Being the same property conveyed to Bonnie B. Peacock by deed from Murp T. Cathcart and wife Gladys Elizabeth Cathcart, as recorded in Book 4469, Page 491, Register's Office of Davidson County, Tennessee.

This is improved property known as 1475 Snell Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, John H. Lowe, as Trustee, do hereby transfer, assign and set over unto said Fidelity Financial Services Inc., its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS MY HAND AS Trustee on this the 7th day of July, 1988.

John H. Lowe
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named John H. Lowe, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 7th day of July, 1988.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-30-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $20,000.00.

Affiant

Sworn to and subscribed before me this 7th day of July, 1988.

Rebecca A. Wiggs
Notary Public

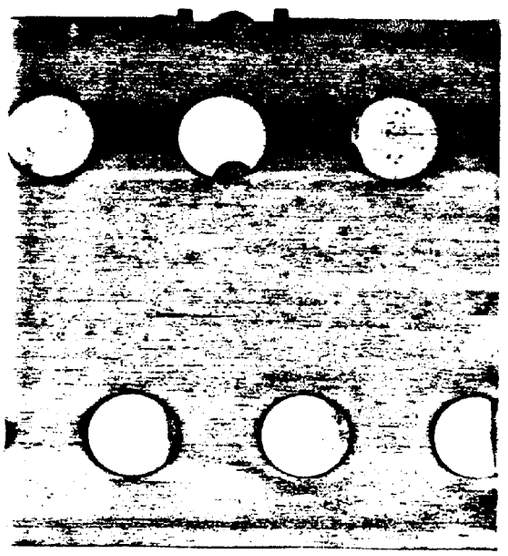
My commission expires: 5-20-92

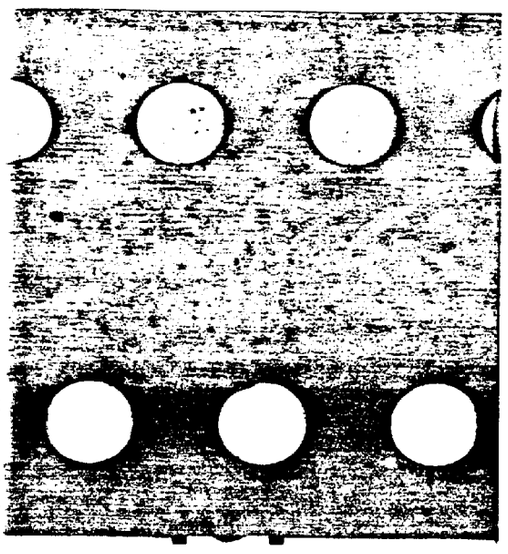
47643

IDENTIFICATION REFERENCE

JUL 8 2 41 PM '88

ALVIN Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN





## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7594 PAGE 903

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| PMT | 20000.00 |
| SUR TX | 66.00 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 72.50 |
| CHECK | 72.50 |

47645

INSTRUMENT REFERENCE

JUL 8 2 41 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

07/08/88 01 14:43 0001 5131

No. 110979