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

BOOK 7620 PAGE 554

ADDRESS NEW OWNER:

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

SEND TAX BILLS: Same.

MAP AND PARCEL NO.

Map 51-15-A
Parcel 2.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $53,587.40.

Affiant

Subscribed and sworn to before me this 2nd day of August, 1988.

Notary Public
My Commission Expires: 3-10-91

564486

RECEIVED FOR REFERENCE
AUG 5 2 59 PM '88
REGISTER
DAVIDSON CNTY. TN

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 31, 1985 of record in Book 6620, page 683, Register's Office for Davidson County, Tennessee, Christopher M. Gwin, 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 the Fidelity Federal Savings and Loan Association of Tennessee, 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, Thomas T. Pennington, having been appointed Successor Trustee by instrument of record in Book 7581, page 678, 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 July 7, July 14, and July 21, 1988, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Thomas T. Pennington, 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 August 2, 1988, at 12:00 p.m., at the main door of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Fidelity Federal Savings and Loan Association of Tennessee was the highest and best bidder, the amount of its bid being in the sum of Fifty-Three Thousand Five Hundred Eighty-Seven and 40/100ths ($53,587.40) Dollars; and

WHEREAS, said bidder has tendered the entire amount of said bid to the Successor Trustee,

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Thomas T. Pennington, Successor Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Fidelity Federal Savings and Loan Association of Tennessee its successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. A-2 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Quail Creek Homeowner's Association, all as described in Book 6328, page 44, et seq.

Being the same property conveyed to Christopher M. Gwin, unmarried by deed from Quail Creek , Inc., a Tennessee Corporation as of record in Book 6620, page 680, said Register's Office.

This is improved property known as: 420 Walton Lane A-2
Madison, Tennessee 37115

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 and Loan Association of Tennessee, its successors and assigns, forever.

I, Thomas T. Pennington, Successor Trustee under the said Deed of Trust of record in Book 6620, page 683, Register's Office for said County, do hereby transfer, assign, and convey unto the said Fidelity Federal Savings and Loan Association of Tennessee 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 Thomas T. Pennington, Successor Trustee, has hereunto set his hand this 2nd day of August, 1988.

Successor Trustee

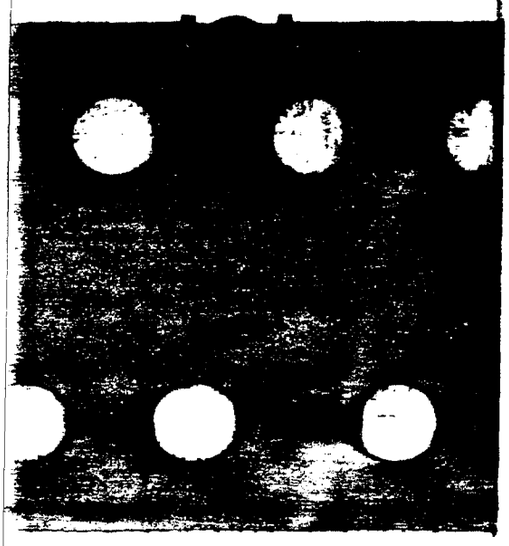
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

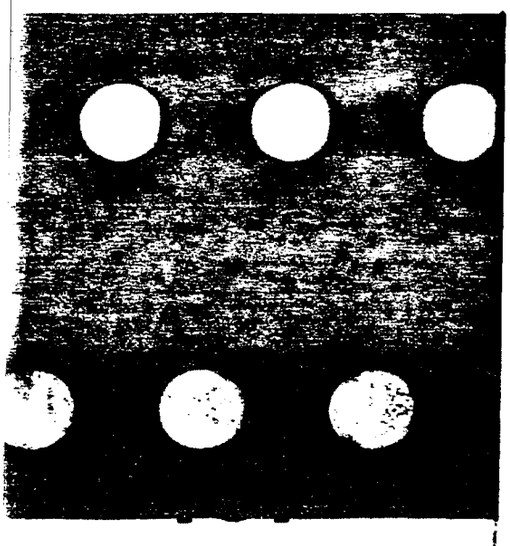
Personally appeared before me, Katherine L. Wilson, Notary Public, Thomas T. Pennington, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of August, 1988.

Katherine L. Wilson
Notary Public

My commission expires: 3-11-91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7620 PAGE 556

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

CAMT 53587.40
CON TX 176.88
PRFEE 0.50
MISC 4.00
TOTAL 183.38
CHECK 183.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/05/88 01 15:03 0001 4480

56486

IDENTIFI REFERENCE

AUG 5 2 59 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121067