BOOK 7673 PAGE 456

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

Box 14

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 42-11 P/O
Parcel 88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

Affiant

Subscribed and sworn to before me this 30 day of September, 1988.

Notary Public
My Commission Expires 2-9-92

7.46 89

IDENTIFICATION

Oct 7 3 40 PM '88

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 19, 1985 of record in Book 6539, page 473 Register's Office for Davidson County, Tennessee, Anthony D. Cummings and wife, Margaret G. Cummings 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, 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 7623, page 614, 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 September 8, September 15, and September 22, 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 September 30, 1988, at 12:10 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 Sixty-Nine Thousand and 00/100ths ($69,000.00) 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 Apartment Unit No. 257 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Anthony Duane Cummings and wife, Margaret G. Cummings by deed from Heritage Village, a Joint Venture of record in Book 6539, page 470, Register's Office for Davidson County, Tennessee.

Anthony D. Cummings and Anthony Duane Cummings are one and the same person.

This is improved property known as: 257 Mayflower Lane
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 6539, page 473, 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 30 day of September, 1988.

Successor Trustee

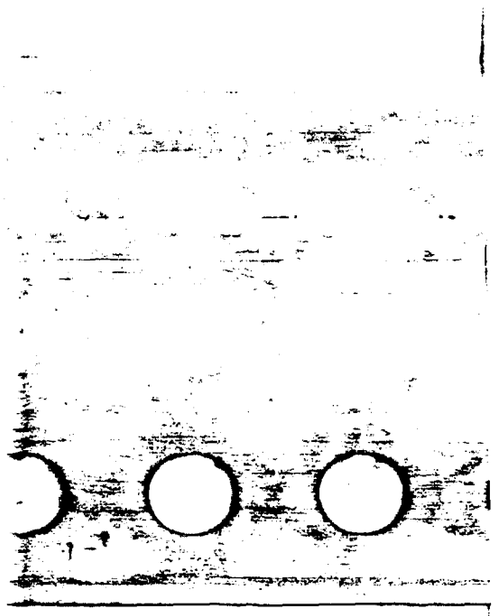
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

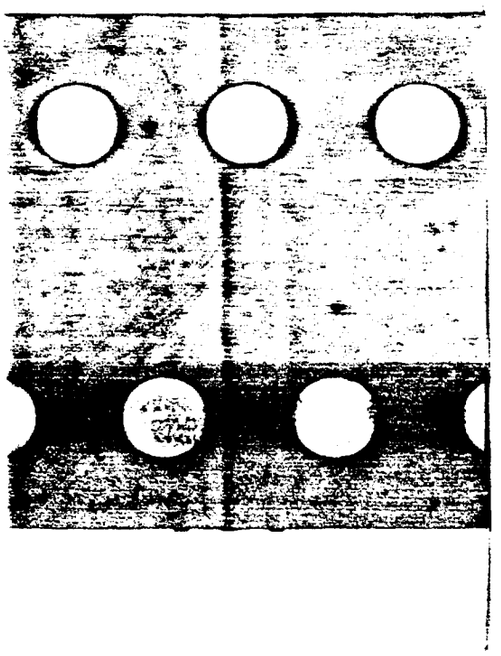
Personally appeared before me, Katherine L. Wilson, Notary Public, Thomas T. Pennington, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of September, 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 7673 PAGE 4[illegible]

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	69000.00
			CON TX	227.70
			PRFEE	0.50
			WDEED	6.00
			TOTAL	234.20
			CHECK	234.20
10/07/88	01		15:44 0001	5222

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.46 89

IDENTIFT REFERENCE

OCT 7 3 40 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142045