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

Box 14

BOOK 7685 PAGE 89

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 149-1-B
Parcels:
43, 44, & 45

78977

OCT 24 2 49 PM '88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $247,048.48.

Affiant

Subscribed and sworn to before me this 21 day of Oct., 1988.

Notary Public
My Commission Expires: 3-21-91

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 24, 1987 of record in Book 7157, page 542 Register's Office for Davidson County, Tennessee, Sterling Interests, Inc. 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 7639, page 999, 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 29, October 6, and October 13, 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 October 21, 1988, at 12:00 Noon, 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 Two Hundred Forty-Seven Thousand Forty-Eight and 48/100ths ($247,048.48) 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 Lot Nos. 290, 291, 292, 293 and 294, Piccadilly Square, Phase 3, as of record in Plat Book 6250, page 892-894, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Sterling Interests, Inc. by deed from Wellington Enterprises, Ltd., a New York corporation as of record in Book 7157, page 539, said Register's Office.

This is improved property known as: Lots 292, 293, & 294
Leadenhall Court
Piccadilly Square
Nashville, Tennessee 37217

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 7157, page 542, 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 21 day of October, 1988.

Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

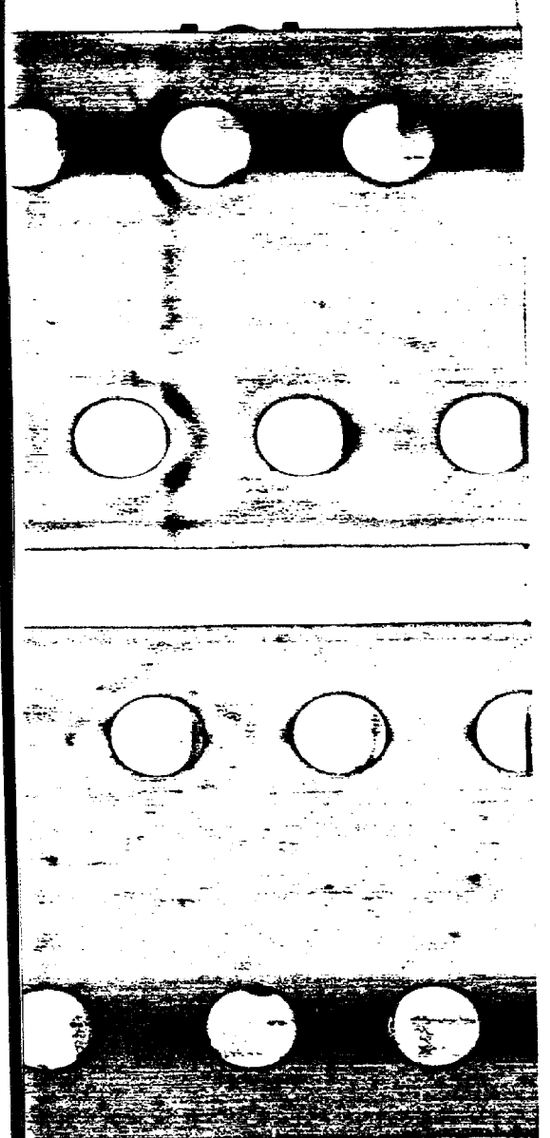
Personally appeared before me, Katherine L. Wilson, Notary Public, Thomas T. Pennington, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of October, 1988.

Notary Public

My commission expires: 3-11-91

0115 10/24 0101 03CHECK 821.60



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7685 PAGE 91

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 247048.48
CON TX 815.10
PRFEE 0.50
WDEED 6.00
TOTAL 821.60
CHECK 821.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/24/88 01 14:50 0001 0145

7.89 77

IDENTIFICATION REFERENCE

OCT 24 2 49 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 146898