DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 7790 PAGE 260

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 161-9
Parcels: 77 & 141

15371.

MAR 10 10 30 AM '89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 1989.

Notary Public
My Commission Expires: 3/3/92

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 24, 1985 of record in Book 6614, page 279 Register's Office for Davidson County, Tennessee, GTS, 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 7673, page 450, 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 December 8, December 15, and December 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 January 4, 1989, 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 One Hundred Sixteen Thousand and 00/100ths ($116,000.00) 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:

A tract of land in the First Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument at the intersection of the westerly margin of Thalmann Drive and the west boundary of the subject tract, said concrete monument being an exterior corner of Lot Fifteen on the Resubdivision of Lot Fifteen and Reserve Parcel "C" of Section Three, Granberry Heights, of record in Plat Book 5190, page 78, Register's Office for said County; thence N 5 deg. 26' 15" W, 175.80 feet to an interior corner of Lot Fourteen, Section Four, Granberry Heights, of record in Plat Book 5060, page 125, Register's Office for said County; thence, with the boundary of said Section Four, Granberry Heights, and that of Section Six, Granberry Heights, of record in Plat Book 5190, page 443, said Register's Office, S 85 deg. 38' 57" E, passing an iron pin at 128.1 feet, and continuing on, in all, 314.59 feet to the westerly boundary of Section One, Brentwood Meadows, of record in Plat Book 5200, page 694, said Register's Office; thence, S 78 deg. 35' 15" E, 95.7 feet to the westerly margin of Hill Court; thence, with said margin S 11 deg. 24' 45" W, 4.1 feet to a point; thence, continuing with said margin with a curve to the left 253.20 feet to a point, said curve having a radius of 345.00 feet, a central angle of 42 deg. 03' and a tangent distance of 132.61 feet; thence, leaving said margin S 59 deg. 21' 45" W, 78.0 feet to a point; thence, S 13 deg. 24' 02" E, 116.49 feet to a planted stone; thence, S 03 deg. 18' 25" E, passing a northwest corner of Section Two, Brentwood Meadows, of record in Plat Book 5200, page 782, said Register's Office, at 158.97 feet and continuing on, in all, 434.67 feet; thence N 79 deg. 52' 32" W, 361.07 feet; thence N 05 deg. 26' 15" W, 642.20 feet to the point of beginning, containing 7.08 acres, more or less.

INCLUDED in the above description but EXCLUDED from any conveyance herein is the following tract:

For point of beginning, start at the aforementioned concrete monument in the westerly margin of Thalmann Drive; thence N 05 deg. 26' 15" W 132.83 feet; thence, S 25 deg. 14' 22" E, 198.84 feet to the true point of beginning and the northwest corner of the excluded tract as follows: thence, N 64 deg. 45' 38" E, 173.65 feet; thence, S 30 deg. 40' 23" E, 100.22 feet; thence S 03 deg. 24' 09" E 118.40 feet; thence, S 73 deg. 43' 41" W, 140.82 feet; thence N 25 deg. 14' 22" W, 187.73 feet to the true point of beginning, containing 0.78 acres, more or less.

Being the same property conveyed to GTS, Inc. by deed from Hailey & Hailey Investors, a partnership as of record in Book 6537, page 713, said Register's Office.

INCLUDED in the above description but specifically EXCLUDED from the effect of this sale are the following lots identified in Plat Book 5200, page 694:

Lots 55A, 54B, 54A, 55B, 65A, 64B, 64A, 66B, 65B, 63B, 63A, 66A, 60A, 56A, 61A, 61B, 60B, 58B, 2B, 2A, 62, 58A, 56B.

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 6614, page 279, 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 4th day of January, 1989.

Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

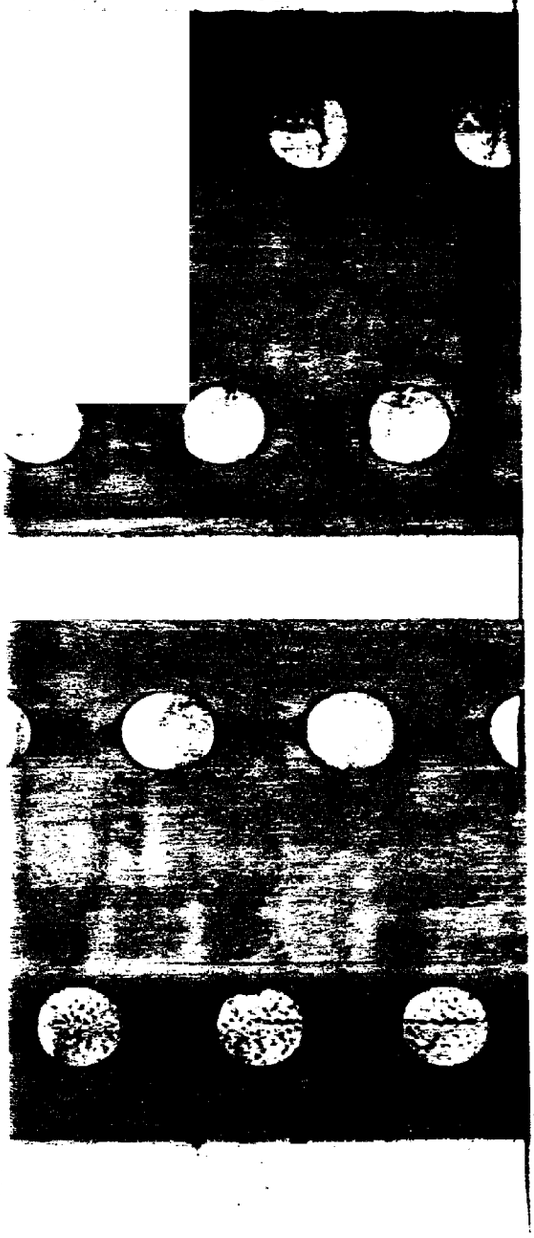
Personally appeared before me, the undersigned, Notary Public, Thomas T. Pennington, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of January, 1989.

Notary Public

My commission expires: 5/3/92

4454 03/10 0101 03CHECK 392.30



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

RECEIVED OF _____

FOR _____

BOOK 7790 PAGE 263

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 116000.00
CON TX 382.80
PRFEE 0.50
WDEED 9.00
TOTAL 392.30
CHECK 392.30
03/10/89 01 10:32 0001 4454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 3 7 I.

IDENTIFICATION REFERENCE

MAR 10 10 30 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 188998