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

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP AND PARCEL NO.
Fidelity Federal Savings and Loan Association of Tennessee 401 Union Street Nashville, Tennessee 37219	Same.	146-09-10.00 OH-25101

BOOK 7811 PAGE 423

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me this 6 day of April, 1989.

Notary Public

My Commission Expires: 3/3/92

2285

APR 7 8 52 AM '89

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 29, 1986, of record in Book 6934, page 155, and modified in Book 7314, page 815, Register's Office for Davidson County, Tennessee, Dukes & Dukes, a Tennessee general partnership composed of Buddy R. Dukes and Glenn G. Dukes 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 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, William L. Rosenberg, having been appointed Successor Trustee by instrument of record in Book 7778, page 8, 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 March 9, March 16, and March 23, 1989, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, William L. Rosenberg, 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 April 3, 1989, 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 One Hundred Thousand and 00/100ths ($100,000.00) Dollars, and the Fidelity Federal Savings and Loan Association of Tennessee, being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and

its indebtedness together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, William L. Rosenberg, 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 No. 34 on the Plan of Treemont Subdivision of record in Book 6250, page 895, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Dukes & Dukes, a Tennessee general partnership composed of Glenn G. Dukes and Buddy R. Dukes by deed from Treemont Development Corporation as of record in Book 6934, page 153, said Register's Office.

This is unimproved property known as: 4981 Tyne Ridge Court
Nashville, Tennessee 37216

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, William L. Rosenberg, Successor Trustee under the said Deed of Trust of record in Book 6934, page 155, and modified in Book 7314, page 815, 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 Successor Trustee under said Deed of Trust, can or should do but no further or otherwise.

IN WITNESS WHEREOF, the said William L. Rosenberg, Successor Trustee, has hereunto set his hand this 6th day of APRIL, 1989.

William L. Rosenberg
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

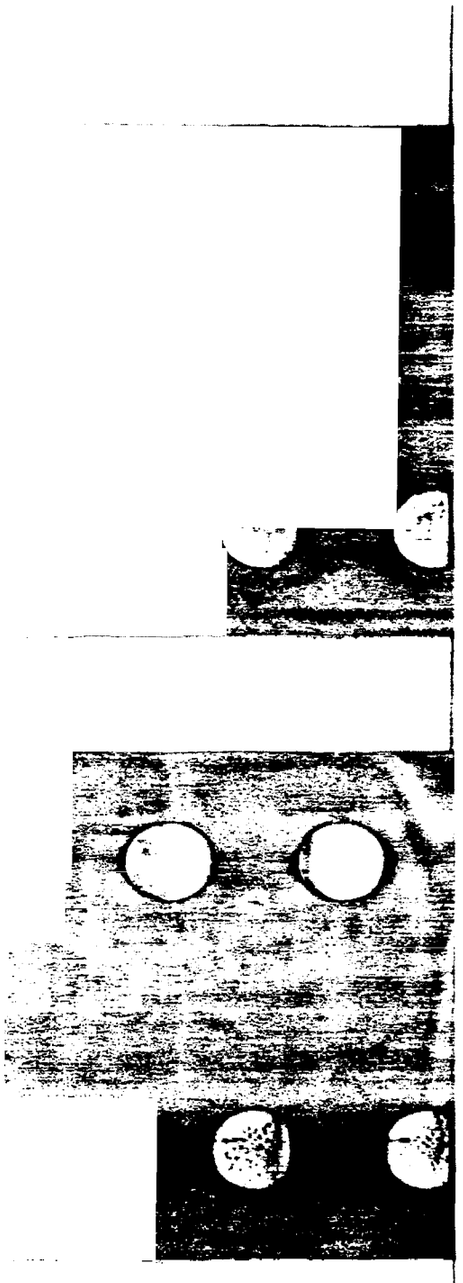
Personally appeared before me, the undersigned, Notary Public, William L. Rosenberg, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of April, 1989.

Susan Calvert Rosenberg
Notary Public

My commission expires: 3/3/92

RECEIVED FOR RECORD
89 APR 07 01:01 PM
35.50



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

RECEIVED OF _____

FOR _____

BOOK 7811 PAGE 425

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
100000.00
CON TX 330.00
PRFEE 0.50
WDEED 6.00
TOTAL 336.50
CHECK 336.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/89 01 08:52 0001 3302

22857

IDENTIFICATION REFERENCE

APR 7 8 52 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 197719