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.	145-7-42 OH-25007

BOOK 7811 PAGE 426

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

William L. Rosenberg
Affiant

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

Susan Calvert-Rose Hedges
Notary Public

My Commission Expires: 8/5/92

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 14, 1986, of record in Book 6829, page 922, and modified in Book 7264, page 586 and further modified in Book 7557, page 718, 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 7, 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 12:10 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 Fifty Thousand and 00/100ths ($50,000.00) 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. 3 on the Plan of Granny White as of record in Book 6250, page 460, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the southwesterly corner of Lot No. 2 of the Inns of Granny White, as of record aforesaid; thence South 75 deg. 56' 19" East 246.14 feet to a concrete monument; thence, South 46 deg. 45'3" West 292.31 feet to a concrete monument in the northerly margin of Harpeth Knobs Drive; thence North 48 deg. 33'14" West 135.00 feet to a concrete monument in the northerly margin of Harpeth Knobs Drive; thence, northwardly along a curve forming the northerly margin of Harpeth Knobs Drive having a length of 36.87 feet and a radius of 25.00 feet to a concrete monument in the easterly margin of Granny White Pike; thence northwardly along a curve in the easterly margin of Granny White Pike having a length of 158.73 feet and a radius of 756.20 feet to the point of beginning, containing 1.00 acres, more or less.

Being the same property conveyed to Dukes & Dukes, a Tennessee general partnership composed of Glenn G. Dukes and Buddy R. Dukes by deed from John P. Vosberg as of record in Book 6829, page 919, said Register's Office.

This is unimproved property known as: Lot 3, Inns of Granny White
Nashville, Tennessee

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 6829, page 922, and modified in Book 7264, page 586, and further modified in Book 7557, page 718, 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.

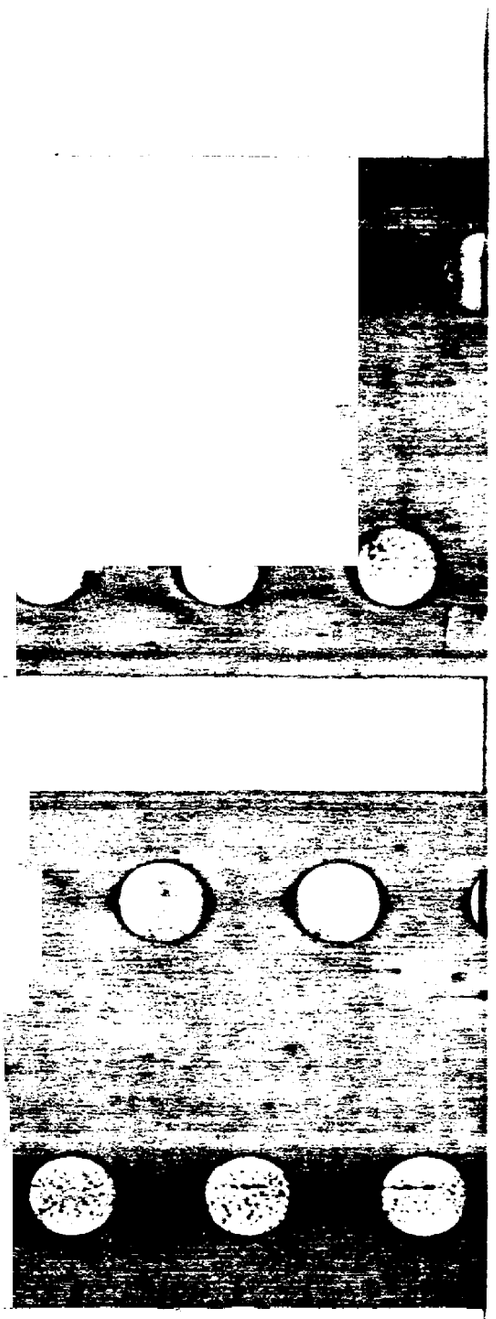
Susan Calvert-Rosenberg
Notary Public

My commission expires: 3/2/91

RECEIVED
DAVIDSON COUNTY
PUBLIC
NOTARY
AT
LARGE
STATE

2285
IDENTIFICATION REFERENCE
APR 7 8 53 AM '89

3303 04/07 0101 03CHECK 174.50



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

RECEIVED OF _____

FOR _____

BOOK 7811 PAGE 429

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 50000.00
CON TX 165.00
PRFEE 0.50
WDEED 9.00
TOTAL 174.50
CHECK 174.50

04/07/89 01 08:54 0001 3303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22858

IDENTIFICATION REFERENCE

APR 7 8 53 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 197720