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

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.

147-04-162
5DU-06860

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $207,934.37.

Affiant

Subscribed and sworn to before me this 30 day of October, 1989.

Notary Public
My Commission Expires: 8/31/92

SUSAN [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 29, 1985 of record in Book 6523, page 772, Register's Office for Davidson County, Tennessee, William L. Bruce, Jr. and wife, Peggy J. Bruce conveyed the property hereinafter described to Vaden Lackey, Jr. Trustee, to secure the payment of the indebtedness therein mentioned and described; and

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; and

WHEREAS, I, Thomas T. Pennington, having been appointed Successor Trustee by instrument of record in Book 7943, Page 325, 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 28, October 5 and October 12, 1989, respectively; and

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 20, 1989, at 12:00 p.m. (noon) at the Main door of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Jere B. Holt, III was the highest and best bidder, the amount of his bid being in the sum of Two Hundred Seven Thousand Nine Hundred Thirty Four and 37/100ths ($207,934.37) Dollars; and

WHEREAS, said bidder has tendered the entire amount of said bid to the Substitute Trustee,

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Thomas T. Pennington, Successor Trustee under the said Deed of Trust of record in Book 6523, page 772, Register's Office for said County, do hereby transfer, assign, and convey unto the said Jere B. Holt, III all of the right, title and interest in and to the said property described below 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.

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bruce Subdivision, as of record in Book 6050, page 43, said Register's Office.

Said Lot No. 1 fronts a total of 193.50 feet on the southerly side of Welch Road and runs back 101.20 feet on the westerly line and 111.68 feet on the easterly line to a line in the rear which measures 193.12 feet thereon.

Being part of the same property conveyed to William L. Bruce, Jr. and wife, Peggy J. Bruce by deed from Johnny T. Clouse as of record in Book 6246, page 275, said Register' Office.

This is improved property known as: 388 Harding Place
Nashville, Tennessee 37211

This conveyance is made subject to unpaid taxes; the plan of record which shows a 20 foot minimum building setback line from Welch Road and an overhang easement on the westerly lot line of record in Book 6050, page 43 said Register's Office; the sale of the property is subject to any and all prior liens, unpaid taxes and assessments (plus penalty and interest, if any, and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to said Jere B. Holt, III, forever.

IN WITNESS WHEREOF, the said Thomas T. Pennington, Successor Trustee, has hereunto set his hand this 20th day of October 1989.

Thomas T. Pennington
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, Thomas T. Pennington, Successor Trustee, 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 20 day of October, 1989.

Notary Public

My commission expires: [illegible]

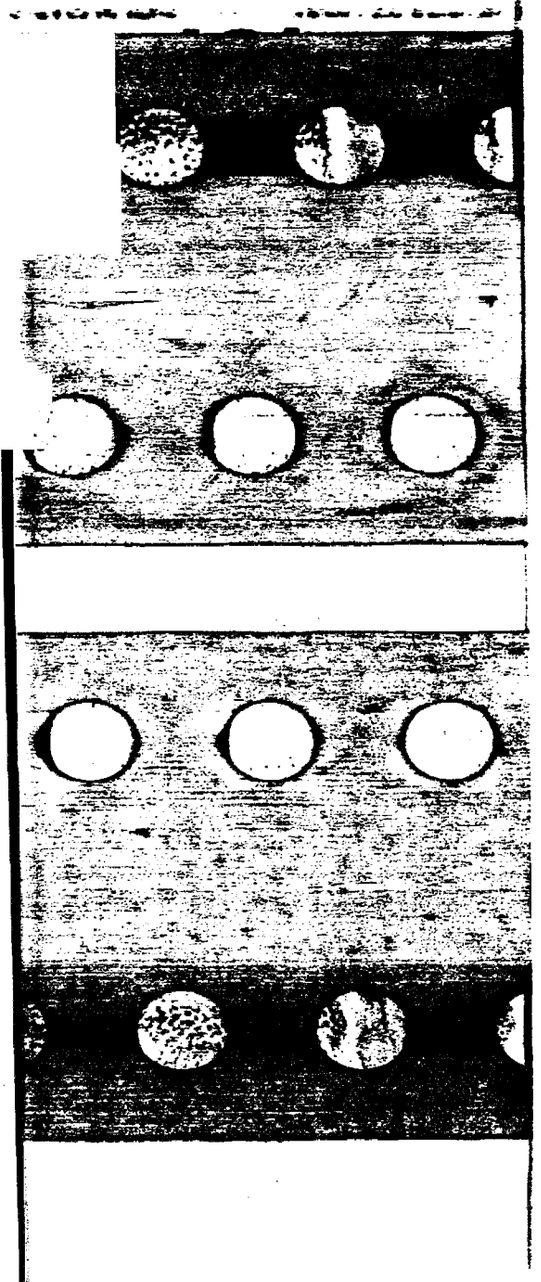
NOTARY PUBLIC AT LARGE STATE OF TN

F9200-110

75676 IDENTIF. TREFERENCE

Oct 20 4 18 PM '89 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

7702 10/20 0101 CHECK 693.00



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

RECEIVED OF _____

FOR _____

BOOK 7965 PAGE 388

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 207934.37
CON TX 686.07
PRFEE 1.00
WDEED 6.00
TOTAL 693.07
CHECK 693.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/20/89 01 16:20 0001 7702

75676

IDENTIF. REFERENCE

OCT 20 4 18 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 259839