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 161-11-0
-C-053CO
06DU-82976

BOOK 8015 PAGE 475

*This instrument prepared by:
Denney, Lackey & Chernau
13th Floor
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219

Box 14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $53,151.46.

Affiant

Subscribed and sworn to before me this 29 day of December, 1989.

Notary Public
My Commission Expires: 3-8-91

92860

IDENTIFICATION REFERENCE

DEC 29 3 29 PM '89

DAVIDSON COUNTY, TN

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 31, 1988 of record in Book 7506, page 40 Register's Office for Davidson County, Tennessee, Marjorie R. Rogers, unmarried, conveyed the property hereinafter described to Vaden Lackey, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default occurred 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; and

WHEREAS, I, Thomas T. Pennington, having been appointed Successor Trustee by instrument of record in Book 7993, page 126, 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 7, December 14, and December 21, 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 December 29, 1989, at 10:00 a.m., at the Main door of the County 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 Three Thousand One Hundred Fifty One and 46/100ths ($53,151.46) Dollars, and the Fidelity Federal Savings and Loan Association, 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, Thomas T. Pennington, Successor Trustee under the said Deed of Trust of record in Book 7506, page 40, 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 the real property described below that is 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 K-126 on the Plan of the Resubdivision of Lot No. 2, Phase 4, Townhouses at Villages of Brentwood, as of record in Plat Book 6900, page 614, Register's Office for Davidson County, Tennessee.

Said Lot No. K-126 fronts a total of 21.87 feet on the easterly margin of a six foot access easement with access to Yorkshire Circle, and runs back a total of 85.72 feet on the broken northerly line and runs back a total of 77.78 feet on the broken southerly line to a line in the rear which measures 27.26 feet thereon.

Being the same property conveyed to Marjorie R. Rogers, unmarried by deed from Fox Ridge Company, a Limited Partnership, of record in Book 7506, Page 37, said Register's Office.

This is improved property known as: 311 Yorkshire Circle
Nashville, Tennessee 37211

This conveyance is made subject to any unpaid taxes; the plan of record in Book 6900, page 614, Register's Office for Davidson County, Tennessee; Declaration of Covenants of record in Book 7231, page 789, amended in Book 7472, page 108, said Register's Office; Declaration of Annexation of Phase IV, Lot 2, in Book 7494, page 689, said Register's Office; a 45 foot Right-of-Way Dedication for Old Hickory Boulevard of record in Book 6900, page 294, said Register's Office; and all other prior restrictions, encumbrances or liens of any nature.

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.

IN WITNESS WHEREOF, the said Thomas T. Pennington, Successor Trustee, has hereunto set his hand this 29 day of December, 1989.

Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathleen L. Wilson, 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.

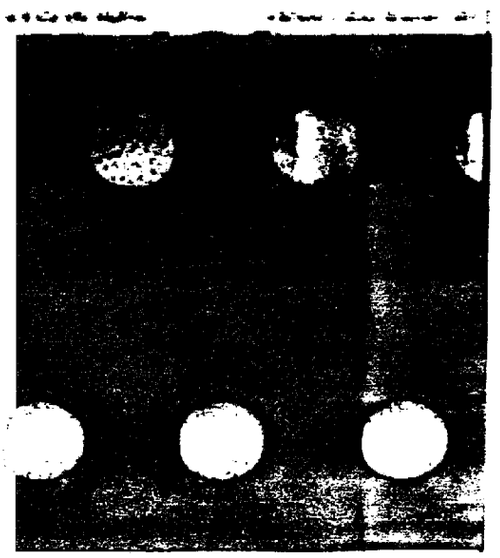
WITNESS my hand, at office, this 29 day of Dec., 1989.

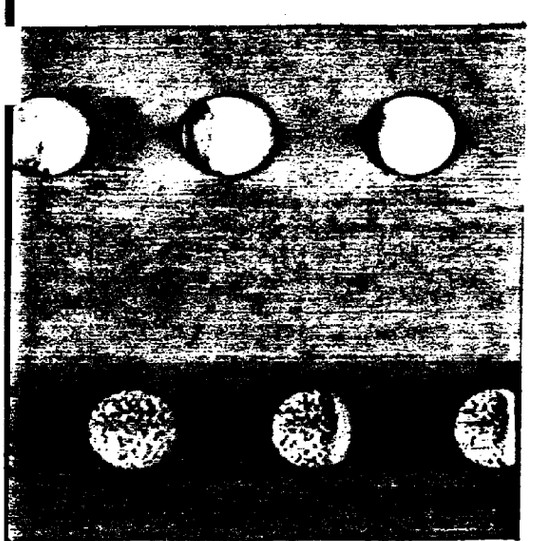
Notary Public

My Commission Expires: 7-11-93

ffmr.for

9031 12/29 0101 03CHECK 182.56





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

RECEIVED OF _____

FOR _____

BOOK 8015 PAGE 477

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 53151.46
				CON TX 175.56
				PRFEE 1.00
				WDEED 6.00
				TOTAL 182.56
				CHECK 182.56
			12/29/89 01	15:29 0001 9031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92860

IDENTIFICATION REFERENCE

DEC 29 3 29 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 280138