Bk 63

Map 60-3
Parcel 108

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
Fidelity Financial 911 Madison Square Madison, TN 37115	Same	John H. Lowe 405 Two Mile Pike Goodlettsville, TN 37072

TRUSTEE'S DEED

BOOK 8044 PAGE 814

WHEREAS, by Deed of Trust dated June 1, 1988 of record in Book 7561, Page 439, Register's Office for Davidson County, Tennessee, William James Murphy and wife, Jeanie L. Murphy, conveyed certain real property therein described to John H. Lowe, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contains a power in the Trustee to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on January 11, 1990, and thereafter on January 18, 1990, and on January 25, 1990, which notice of sale advertised the sale of the property hereinafter described for February 2, 1990, at 1:00 P.M.; and

WHEREAS, on February 2, 1990 at 1:00 P.M., at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of Forty-One Thousand Two Hundred Fifty-Three and 05/100 Dollars, ($41,253.05), subject to the first mortgage, from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, John H. Lowe, Trustee, does hereby bargain, sell, transfer and convey unto Fidelity Financial Services, Inc. its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Oak Park Subdivision, Section I as of record in Book 3600, Page 84, Register's Office for said County.

Said Lot No. 81 fronts 100.0 feet on the northerly side of Oak Valley Drive and extends back 182.0 feet on the easterly line and 154.66 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 76.36 feet thereon.

This is improved property known as 159 Oak Valley Drive, Nashville, Tennessee 37207.

03573

IDENTIF. TREFERENCE

FEB 13 1 42 PM '90

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, John H. Lowe, as Trustee, do hereby transfer, assign and set over unto said Fidelity Financial Services, Inc. its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS MY HAND AS Trustee on this the12th day of February, 1990.

John H. Lowe
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named John H. Lowe, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of February, 1990.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-26-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $41,253.05.

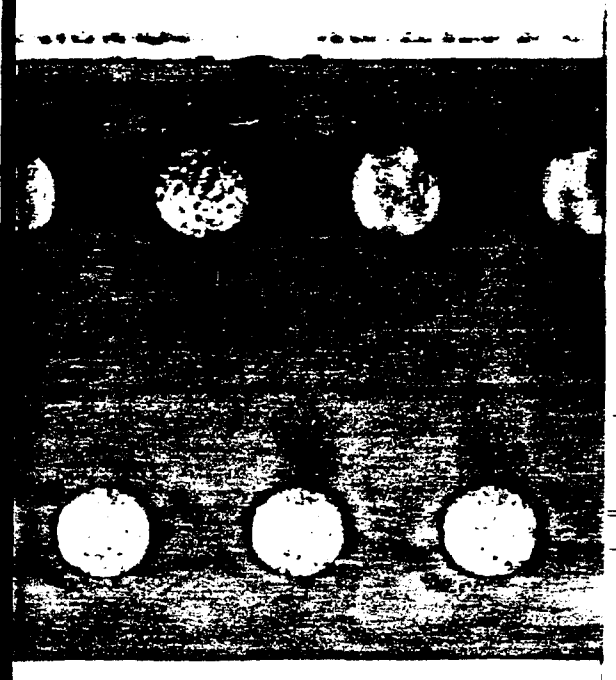
Affiant

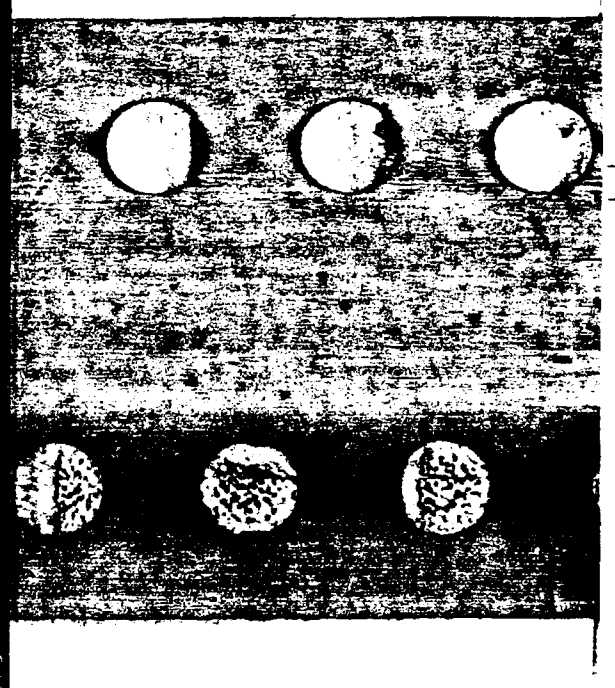
Sworn to and subscribed before me this 12th day of February, 1990.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

2529 02/13 0101 03CHECK 143.29





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8044 PAGE 816

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41253.05
CON TX 136.29
PRFEE 1.00
WDEED 6.00
TOTAL 143.29
CHECK 143.29

02/13/90 01 13:40 0001 2529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03573

IDENTIF. REFERENCE

FEB 13 1 43 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 292533