Box 14

BOOK 8051 PAGE 352

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 159-02-062
Parcel FH-25927

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,000.00

Affiant

Subscribed and sworn to before me this 23rd day of February 1990.

Notary Public
My Commission Expires: 3-14-91

05991

IDENTIF. TREFERENCE

FEB 23 3 08 PM '90

DAVIDSON COUNTY TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 22, 1986 of record in Book 7080, page 693 Register's Office for Davidson County, Tennessee, Thomas W. Molteni and wife, Beth L. Molteni 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 8029, page 105, 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 February 1, February 8 and February 15, 1990, 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, free from the statutory right or equity of redemption and homestead, on March 23, 1990 at 12:00 p.m., noon, at the Main door of the County (Metro) 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 Sixty-Three Thousand and 00/100ths ($63,000.00) 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 7080, page 693, 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 No. 71 on the Plan of Hound's Run, as of record in Plat Book 6900, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the property conveyed to Thomas W. Molteni and wife, Beth L. Molteni by a deed from Dukes & Dukes Development Corporation of record in Book 7080, page 688, said Register's Office.

This is unimproved property.

This conveyance is made subject to any unpaid taxes; the plan of record in Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee; Declaration of Covenants of record in Book 7079, page 995 and corrected in Book 7238, page 736 said Register's Office; Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage to serve Hounds Run, of record in Book 7430, page 183 and in Book 7474, page 695, said Register's Office; and all other 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 23 day of February, 1990.

Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Katherine 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.

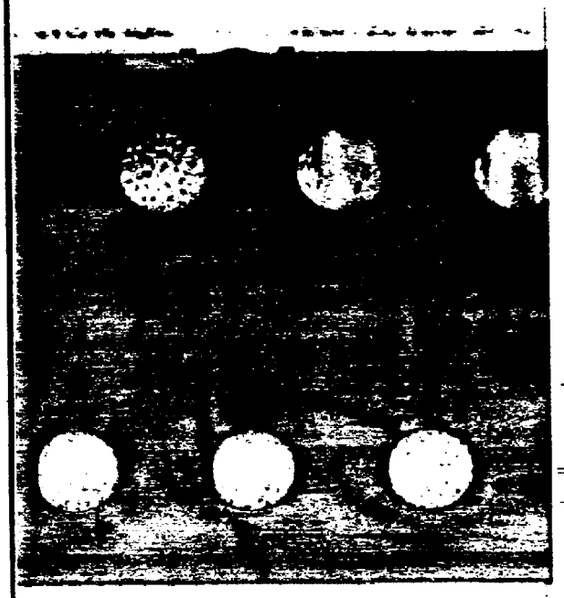
WITNESS my hand, at office, this 23rd day of February, 1990.

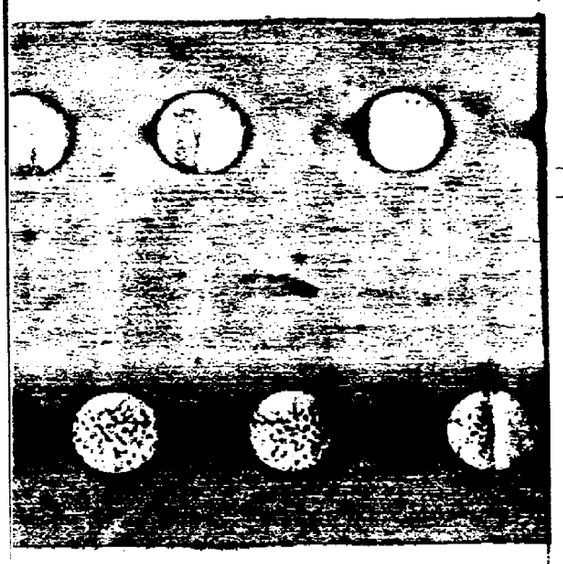
Katherine L. Wilson
Notary Public

My Commission Expires: 3-11-91

fidelity.for

5385 02/23 0101 03CHECK 214.90





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

RECEIVED OF _____

FOR _____

BOOK 8051 PAGE 354

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 63000.00
				CON TX 207.90
				PRFEE 1.00
				WDEED 6.00
				TOTAL 214.90
				CHECK 214.90
02/23/90		01		15:06 0001 5385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05991

IDENTIF. REFERENCE

FEB 23 3 09 PM '90

DAVIDSON COUNTY TN.

No. 295356