Box 14

Fidelity
14

BOOK 8092 PAGE 956

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.	Map 131-5-B-361 Parcel 7DA-92246

*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 $69,316.96.

Affiant

Subscribed and sworn to before me this 20th day of April, 1990.

Notary Public
My Commission Expires: 3/31/92

2 U 5 6 5 5

IDENTIF. REFERENCE

Apr 20 2 58 PM '90

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 10, 1987 of record in Book 7322, page 769, Register's Office for Davidson County, Tennessee, Rose M. Fuqua, 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 8067, page 767, 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 29, April 5, and April 12, 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 April 20, 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 Nine Thousand Three Hundred Sixteen and 96/100ths ($69,316.96) 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 7322, page 769, 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 Unit No. 361 on the Plan of Four Seasons Condominiums, of record in Book 5050, page 30, said Register's Office, and as Exhibit "D" to Master Deed of record in Book 6841, page 390, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rose M. Fuqua, unmarried by deed from Four Seasons Associates, Inc., a Tennessee Corporation of record in Book 7322, page 766, said Register's Office.

This is improved property known as: 361 Summit Ridge Circle
Nashville, Tennessee 37215

This conveyance is made subject to any unpaid taxes; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, for the construction and maintenance of sanitary sewer lines as of record in Book 5271, page 430, Register's Office for Davidson County, Tennessee; An Ingress-Egress Easement as described in Book 5158, page 851, said Register's Office; A Public Utility Easement"A" as described in Book 5158, page 851, said Register's Office; a Public Utility Easement"B" as described in Book 5158, page 851, said Register's Office; Master Deed and By-Laws of Four Seasons Condominiums as of record in Book 6841, page 349, and amended in Book 6847, page 122, and in Book 6841, page 376, said Register's Office; Amendment to Master Deed for Four Seasons Condominiums of record in Book 6847, page 122, said Register's Office; Engineers's Report of record in Book 6847, page 125, said Register's Office; Easement Agreement of record in Book 6869, page 162, as re-recorded in Book 6870, page 966 said Register's Office; Easement for ingress, egress and regress to and from Hillsboro Road, over, upon and across, of record in Book 6869, page 157, said Register's Office, amended in Book 7776, page 899, said Register's Office; and all other restrictions, encumbrances or liens of any nature which have priority over this conveyance.

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 20th day of April, 1990.

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 20th day of April, 1990.

Notary Public

My Commission Expires:
3/3/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8092 PAGE 958

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69316.96
CON TX 228.69
PRFEE 1.00
WDEED 6.00
TOTAL 235.69
CHECK 235.69

04/20/90 01 14:55 0001 3209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 U 5 6 5

IDENTIF. REFERENCE

APR 20 2 57 PM '90

DAVIDSON COUNTY

No. 312293