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 136-3-A-34
Parcel 2DX-07118

*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 $41,000.00.

Affiant

Subscribed and sworn to before me this 18th day of May, 1990.

Notary Public
My Commission Expires: 3/31/91

27397

MAY 18 3 04 PM '90

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 7, 1984, of record in Book 6244, page 549, Register's Office for Davidson County, Tennessee, James Edward Leone, Jr. and wife, Wendi Gail Leone 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 8086, page 560, 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 April 26, May 3, and May 10, 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 May 18, 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 Forty One Thousand and 00/100ths ($41,000.00) 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 6244, page 549, 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.

A certain condominium apartment in Davidson County, Tennessee being Townhouse No. 34, Building No. 5, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouse, Phase 1, as of record in Book 4460, page 79, and revised in Book 4460, page 88, said Register's Office, to which reference is hereby made.

Being the same property conveyed to James Edward Leone, Jr. and wife, Wendi Gail Leone by deed from Clarence L. Gray and wife, if any, of record in Book 6244, page 546, said Register's Office.

This is improved property known as: 4000 Anderson Road, #34
Nashville, Tennessee 37217

This conveyance is made subject to any unpaid taxes; the plan of record in Book 4460, page 79, and revised in Book 4460, page 88, Register's Office for Davidson County, Tennessee; Master Deed of record in Book 4651, page 412 and amended in Book 4943, page 692, and in Book 5083, page 417, said Register's Office; Exhibit IV to Master Deed of record in Book 5189, page 671, said Register's Office; Priest Lake Park Condominium amended and restated rules and regulations of record in Book 7679, page 173; 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 16 day of May, 1990.

Successor Trustee

3024 05/18 0101 03CHECK 142.30

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.

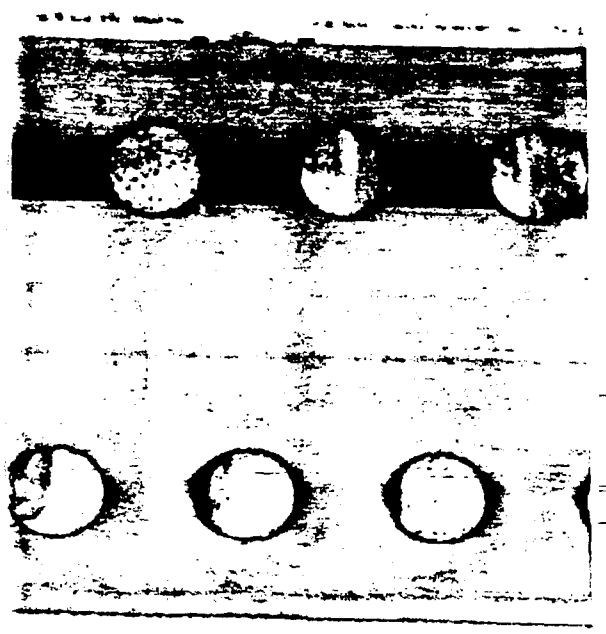
WITNESS my hand, at office, this 18th day of May, 1990.

Notary Public

My Commission Expires:

fidelity.for

REV



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8112 PAGE 304

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 41000.00

CON TX 135.30

PRFEE 1.00

MDEED 6.00

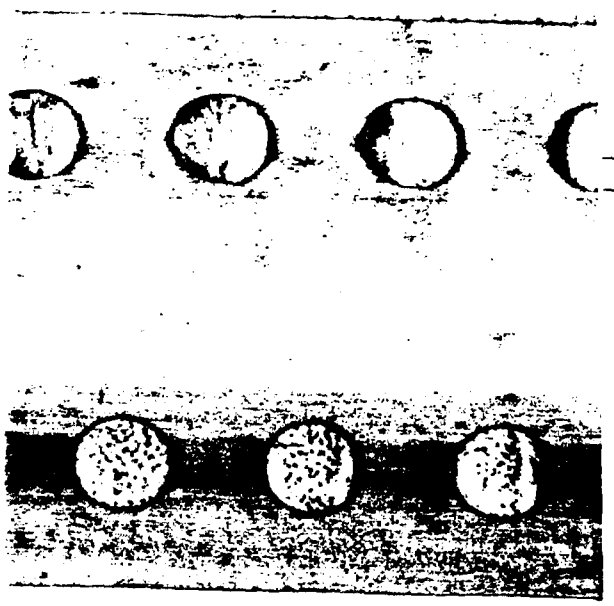
TOTAL 142.30

CHECK 142.30

05/18/90 01 15:07 0001 3024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

UFT



27397

IDENTIFICATION

MAY 18 3 04 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 320455