Box 14

ADDRESS NEW OWNER:

Fidelity Federal Bank,a
Federal Savings Bank
401 Union Street
Nashville, Tennessee 37219

SEND TAX BILLS: MAP AND PARCEL NO.

Same. Map 150-9-A-57
Parcel 2DX-08157

*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 $96,320.86.

William L. Rosenberg
Affiant

Subscribed and sworn to before me this 9th day of November, 1990.

Susan Calvert-Rodriguez
Notary Public
My Commission Expires: 3/3/92

71847

IDENTIF. REFERENCE

Nov 13 10 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 29, 1988, of record in Book 7479, page 436, Register's Office for Davidson County, Tennessee, Daniel S. Query, 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 Bank, a Federal Savings Bank, 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, William L. Rosenberg, having been appointed Successor Trustee by instrument of record in Book 8211, page 981, 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 October 18, October 25 and November 1, 1990, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, William L. Rosenberg, 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 November 9, 1990 at 12:10 p.m., at the Main door of the County Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Fidelity Federal Bank, a Federal Savings Bank was the highest and best bidder, the amount of its bid being in the sum of Ninety Six Thousand Three Hundred Twenty and 86/100ths ($96,320.86) Dollars, and the Fidelity Federal Bank, a Federal Savings Bank, 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, William L. Rosenberg, Successor Trustee under the said Deed of Trust of record in Book 7479, page 436, Register's Office for said County, do hereby transfer, assign, and convey unto the said Fidelity Federal Bank, a Federal Savings Bank 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. 211 on the Plan of Forest View Park, Section VII, as of record in Book 6900, page 162, amended in Book 7430, page 753, said Register's Office.

Said Lot No. 211 fronts 60.00 feet on the northeast margin of Owendale Drive and fronts 75.24 feet on the southeast margin of Calais Circle, said frontages being joined by a curve having a distance of 39.27 feet, and runs back 79.76 feet on the northeast line and 100.00 feet on the southeast line to a point of intersection.

Being the same property conveyed to Jeff P. Garrett and Charlotte A. Garrett as joint tenants with right of survivorship by deed from Daniel S. Query and wife, Jeanne A. Query of record in Book 7798, page 516, Register's Office of Davidson County, Tennessee.

This is improved property known as 3008 Owendale Drive
Antioch, Tennessee 37013

This conveyance is made subject to any unpaid taxes; the plan of record in Book 6900, page 162 and amended in Book 7430, page 753, Register's Office for Davidson County, Tennessee; Declaration of Covenants of record in Book 7079, page 472 and amended in Book 7235, page 411, said Register's Office; easement granted to Tennessee Power Company of record in Book 437, page 21, said Register's Office; Easement granted to Gulf Interstate Gas Company of record in Book 2244, page 13, said Register's Office; Right-of-way Agreement granted to Columbia Gulf Transmission Co. in Book 3463, page 126, said Register's Office; Easement acquired by Colonial Pipeline Co. of record in Book 3852, page 679, said Register's Office; Right-of-way Easement of record in Book 4607, page 484, 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 Bank, a Federal Savings Bank, its successors and assigns, forever.

IN WITNESS WHEREOF, the said William L. Rosenberg, Successor Trustee, has hereunto set his hand this 12th day of November, 1990.

William L. Rosenberg
Successor Trustee

6441 11/13 0101 03CHECK 324.79

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, William L. Rosenberg, 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 12th day of November, 1990.

Susan Calvert Rosenberg
Notary Public

My Commission Expires: 3/3/92

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8235 PAGE 943

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 96320.86
CON TX 317.79
PRFEE 1.00
WDEED 6.00
TOTAL 324.79
CHECK 324.79

11/13/90 01 10:41 0001 6441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71847

IDENTIF. REFERENCE

Nov 13 10 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 372480