Box14

BOOK 8235 PAGE 946

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 131-5-B-418
Parcel 7DA-92267

*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 $62,100.00.

William L. Rosenberg
Affiant

Subscribed and sworn to before me this 12th day of November, 1990.

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

71849

IDENTIF. TREFERENCE

Nov 13 10 41 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 16, 1987, of record in Book 7355, page 113, Register's Office for Davidson County, Tennessee, Denise S. Worsham and husband, John R. Worsham 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 980, 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 12:15 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 Sixty Two Thousand One Hundred and 00/100ths ($62,100.00) 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 7355, page 113, 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 Unit No. 418 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 Denise S. Worsham and husband, John R. Worsham by deed from Four Seasons Associates, Inc., a Tennessee Corporation of record in Book 7355, page 110, said Register's Office.

This is improved property known as: 418 Summit Place
Nashville, Tennessee 37215

This conveyance is made subject to any unpaid taxes; the plan of record in Book 5050, page 30, Register's Office for Davidson County, Tennessee; and easement agreement of record in Book 7776, page 899, said Register's Office; all terms, conditions and obligations contained in the Sale and Assignment of Option, dated July 11, 1977, of record in Book 5388, page 503, said Register's Office; All terms, conditions and obligations contained in the Warranty Deed, dated May 30, 1974, of record in Book 4821, page 20, said Register's Office; 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, said Register's Office; an Ingress-Egress easement as described in Book 5158, page 851, said Register's Office, as follows: A permanent ingress-egress easement extending 12.5 feet left and 62.5 feet right of a line beginning at a point in the West margin of Hillsboro Road North 23 degrees 56 minutes East 150.00 feet from the Southeast corner of the property described above; thence, with said line and converging to 12.5 feet either side of said line, North 66 degrees 04 minutes West 125.00 feet to a point, the beginning of an easement extending 12.5 feet either side of the described line; thence North 22 degrees 20 minutes West 108.00 feet to a point; thence North 15 degrees 00 minutes East 96.00 feet to a point; thence North 18 degrees 30 minutes West 172.5 feet to a point; thence North 20 degrees 00 minutes East 50.00 feet to a point; thence North 16 degrees 0 minutes West 75.00 feet to a point; thence, North 43 degrees 00 minutes West approximately 53 feet more or less to a point in Clark Gower's South boundary line, said point being the centerline of an existing private drive; a Public Utility Easement "A" as described in Book 5158, page 851, said Register's Office, as follows: a permanent 20 foot and 10 foot easement described as follows: extending 10 feet either side of a line beginning in the common corner of the tract described above and lots 34 and 36 of Russwood Heights Subdivision, and running North 62 degrees 30 minutes East 85 feet to a point; thence, extending 5 feet either side of a line, North 44 degrees 00 minutes East 95 feet more or less to an existing iron pin in Clark Gower's West boundary line; a Public Utility Easement "B" as described in Book 5158, page 851, said Register's Office; a permanent 10 foot easement extending 5 feet either side of a line running from a point located South 15 degrees 26 minutes East 8 feet from an iron pin in the East boundary line of the above described tract along an existing water line Southwesterly, 290 feet more or less to Clark Gower's East boundary line; The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as

the sam is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominiums, of record in Book 6841, page 349, as amended in Book 6847, page 122, and By-Laws of record in Book 6841, page 376, said Register's Office; amendment to Mater Deed for Four Seasons Condominiums of record in Book 6847, page 122, said Register's Office; Engineer'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;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

6443 11/13 0101 03CHECK 214.93

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 13th day of November, 1990.

Jean Calvert Rosenberg
Notary Public

My Commission Expires: 3/3/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8235 PAGE 949

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	62100.00
CON TX	204.93
PRFEE	1.00
WDEED	9.00
TOTAL	214.93
CHECK	214.93

11/13/90 01 10:42 0001 6443

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71849

IDENTIF. REFERENCE

Nov 13 10 41 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 372482