Bx14

BOOK 8247 PAGE 100

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 136-03-1-A-01600
Parcel 02DX-07100

*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 $21,650.18.

Affiant

Subscribed and sworn to before me this 30th day of November 1990.

Notary Public
My Commission Expires: 3/30/92

76229

IDENTIF. REFERENCE

Nov 30 3 18 PM '90

FELIX Z... DAVIDSON COUNTY TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 5, 1974, of record in Book 4852, page 448, Register's Office for Davidson County, Tennessee, Phillhall Corporation 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 8224, page 413, 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 November 8, November 15 and November 22, 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 30, 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 Twenty One Thousand Six Hundred Fifty and 18/100ths ($21,650.18) 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 4852, page 448, 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.

A certain condominium apartment in Davidson County, Tennessee, being Town house No. 16, Building No. 3, in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 88, Register's Office for said County, to which reference is here made.

Being the same property conveyed to John S. Baskett, Jr. and Carl A. Ritter by deed from Larry Perigo, unmarried, of record in Book 5428, page 770, Register's Office for Davidson County, Tennessee.

This is improved property known as: Townhouse #16
4000 Anderson Road
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 Priest Lake Park Condo Townhouse of record in Book 4651, page 412 and amended in Book 4943, page 692 and Book 4979, page 939, said Register's Office; By-Laws of record in Book 4651, page 420 and Book 5189, page 671 and amended and restated in Book 5083, page 417 and amended in Book 8115, page 838, said Register's Office; Rules and Regulations of Priest Lake Park Condominiums in Book 7679, page 173 and amended in Book 8115, page 849, 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 30th day of November, 1990.

Successor Trustee

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.

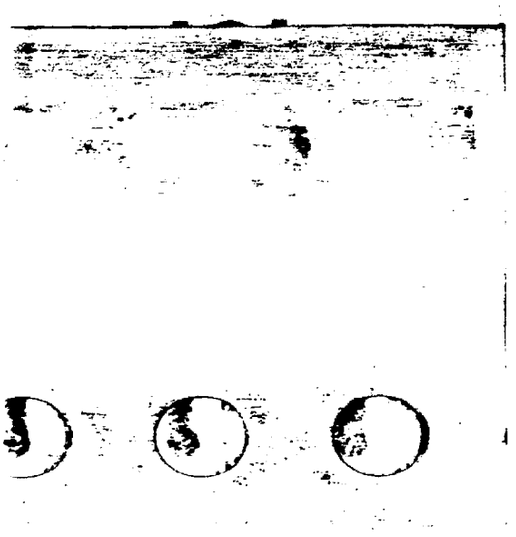
WITNESS my hand, at office, this 30th day of November, 1990.

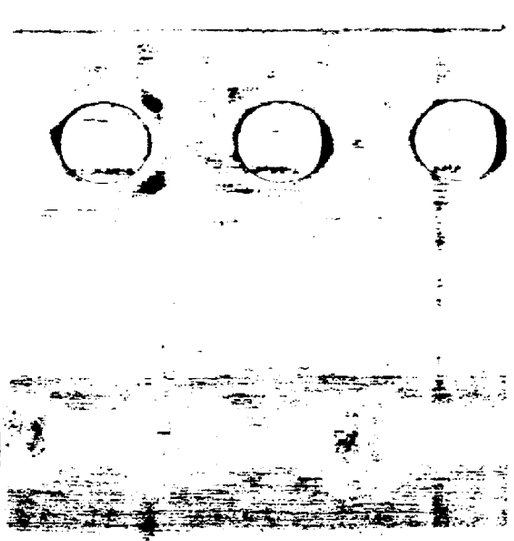
Notary Public

My Commission Expires: 3/3/92

719 1990 0101 03CHECK

78.61





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8247 PAGE 102

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 21650.18
CON TX 71.61
PRFEE 1.00
WDEED 6.00
TOTAL ~~78.61~~
CHECK ~~78.61~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/30/90 01 15:18 0001 1719

76229

IDENTIF. REFERENCE

NOV 30 3 18 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 377672