Box 14

BOOK 8254 PAGE 790

ADDRESS NEW OWNER:

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

SEND TAX BILLS:

Same.

MAP AND PARCEL NO.

Map 150-11-097
Parcel 02DX-05843

*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 $56,000.00.

Affiant

Subscribed and sworn to before me this 10th day of December, 1990.

Notary Public
My Commission Expires: 5/31/92

7 8 5 8 9

IDENTIF. TREFERENCE

Dec 10 3 52 PM '90

FELIX A. [illegible]
DAVIDSON COUNTY, TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 29, 1984, of record in Book 6239, page 979, Register's Office for Davidson County, Tennessee, Arthur John Seely, 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 8227, page 167, 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 15, November 22 and November 29, 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 December 7, 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 Fifty Six Thousand and 00/100ths ($56,000.00) 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 6239, page 979, 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. 228, on the Plan of Towne Village of the Country, Section 3, of record in Book 5200, pages 268 and 269, Register's Office for said County, described as follows:

Said Lot No. 228 fronts 45.66 feet on the northerly side of New Towne Road and fronts 95 feet on the westerly side of South Towne Court, said frontages begin joined by a curve having a distance of 39.27 feet and runs back 120 feet on the west line and 70.66 feet on the north line to a point of intersection.

Being the same property conveyed to Arthur John Seely by deed from Randall Phillips Builders, Inc., of record in Book 6239, page 976, said Register's Office.

This is improved property known as: 3445 Newtowne Road
Antioch, Tennessee 37013

This conveyance is made subject to any unpaid taxes; the Plan of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 5635, page 545, 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 10th day of December, 1990.

Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a 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 10th day of December, 1990.

Susan Calvert Notary Public

My Commission Expires: 3/3/92

NOTARY PUBLIC STATE OF TENNESSEE

2/10 0101 03CHECK 191.80

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8254 PAGE 792

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 56000.00
CON TX 184.80
PRFEE 1.00
MISC 6.00
TOTAL 191.80
CHECK 191.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/10/90 01 15:52 0001 8083

7 8 9

IDENTIF. REFERENCE

DEC 10 3 52 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 380535