Book 14

BOOK 8254 PAGE 793

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 159-02-040
Parcel FH-25905

*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 $54,000.00.

Affiant

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

Notary Public
My Commission Expires: 3/15/92

78590

IDENTIF. REFERENCE

Dec 10 3 53 PM '90

FEE $ REGISTER'S OFFICE DAVIDSON COUNTY TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 22, 1986, of record in Book 7080, page 706, and re-recorded in Book 7142, page 770, Register's Office for Davidson County, Tennessee, PMN Partnership, composed of James M. Powers, Jr., Thomas W. Molteni and William Ronald Nichols 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 8229, page 806, 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 12:10 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 Fifty Four Thousand and 00/100ths ($54,000.00) 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 7080, page 706, and re-recorded in Book 7142, page 770, 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. 47 on the Plan of Hound's Run, as of record in Plat Book 6900, page 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to PMN Partnership, composed of James M. Powers, Jr., Thomas W. Molteni and William Ronald Nichols by deed from Dukes & Dukes Development Corporation of record in Book 7080, page 701, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any unpaid taxes; the Plan of record in Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee; Declaration of Covenants of record in Book 7079, page 995, said Register's Office; Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services to serve Hounds Run, of record in Book 7430, page 183 and Book 7474, page 695, said Register's Office; Conveyance of Sewer Lines to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 8119, page 353 and Book 8119, page 538, 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.

William L. Rosenberg
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 10th day of December, 1990.

Notary Public

My Commission Expires: 8/3/92

02/12/10 01:01 OZCHECK 155.20

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8254 PAGE 795

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 54000.00
CON TX 178.20
PRFEE 1.00
WDEED 6.00
TOTAL 185.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 185.20

12/10/90 01 15:52 0001 8084

7 8 5 0

IDENTIF. TR EFERENCE

Dec 10 3 53 PM '90

FELIX Z. WILSON
DAVIDSON CO. TN.

No. 380536