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 026-06-093
Parcel GO-20850

*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 $109,884.24.

William L. Rosenberg
Affiant

Subscribed and sworn to before me this 14th day of December 1990.

Susan Calvert-Robertson
Notary Public
My Commission Expires: 3/8/93

8U236

IDENTIF. TREFERENCE

DEC 18 12 AM '90

DAVIDSON COUNTY TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 26, 1989, of record in Book 7853, page 552, Register's Office for Davidson County, Tennessee, Randall Gene Turner and wife, Susan G. Turner 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 8236, page 732, 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 22, November 29 and December 6, 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 14, 1990 at 12:30 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 One Hundred Nine Thousand Eight Hundred Eighty Four and 24/100ths ($109,884.24) 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 7853, page 552, 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. 274 of Windsor Green Subdivision, Phase II, Section II, of record in Plat Book 6900, page 549, amended in Book 7649, page 288, Register's Office for Davidson County, Tennessee.

Said Lot No. 274, fronts 31.08 feet on the easterly side of Hollis Court and fronts 103.87 feet on the southerly side of Windsor Trace and is adjoined by a curve measuring 43.99 feet and runs back 82.44 feet on the southerly lot line to a broken line in the rear measuring a total of 123.76 feet thereon.

Being the same property conveyed to Randall Gene Turner and wife, Susan G. Turner by deed from Phillips Builders, Inc., as of record in Book 7853, page 549, said Register's Office.

This is improved property known as: 102 Hollis Court
Goodlettsville, TN 37072

This conveyance is made subject to any unpaid taxes; the plan of record in Book 6900, page 549 and amended in Book 7649, page 288 and Book 7859, page 41 Register's Office for Davidson County, Tennessee; Declaration of Covenants of record in Book 6406, page 929, said Register's Office; By-laws of record in Book 6406, page 942, said Register's Office; Dedication of Common Areas to Windsor Green Homeowners Association in Book 7864, page 369, said Register's Office; Deed of Easement Dedication to Madison Suburban Utility District for installation and maintenance of water lines in Book 4377, page 94 and Book 6636, page 824, 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 14th day of December, 1990.

William L. Rosenberg
Successor Trustee

0123 12/18 0101 03CHECK 369.67

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.

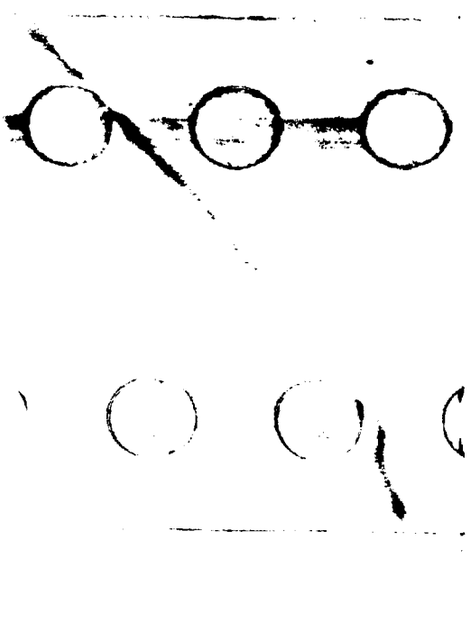
WITNESS my hand, at office, this 14th day of December 1990.

Susan Calvert Rosenberger
Notary Public

My Commission Expires: 2/3/92

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8259 PAGE 237

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
109884.24
CON TX 362.67
PRFEE 1.00
WDEED 6.00
TOTAL 369.67
CHECK 369.67

12/18/90 01 10:23 0001 0123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80236

IDENTIF. REFERENCE

DEC 18 10 23 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.



No. 382533