ADDRESS NEW OWNER:

Citizens Bank
401 Charlotte Avenue
Nashville, Tennessee 37219

*This instrument prepared by:
Denney, Lackey & Chernau
13th Floor
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219

SEND TAX BILLS: MAP AND PARCEL NO.

Same. MAP 136-3-A-117
PARCEL 2DX-07200

1190 12/21 0101 03CHECK 92.80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $26,000.00.

Affiant

Subscribed and sworn to before me this 17th day of December, 1990.

Notary Public

My Commission Expires: 3/2/92

81142 IDENTIF. TREFERENCE DEC 21 9 39 AM '90 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 20, 1973, of record in Book 4766, page 411, Register's Office for Davidson County, Tennessee, Philip H. Tidwell and wife, Janice P. Tidwell conveyed the property hereinafter described to Vaden Lackey, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and 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 Successor Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, William L. Rosenberg, Successor Trustee, having been appointed Successor Trustee by instrument of record in Book 8227, page 169, 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;

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, and in bar of the right and equity of redemption and homestead, on December 7, 1990 at 12:20 p.m., at the Main door of the County Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Citizens Bank was the highest and best bidder, the amount of its bid being in the sum of Twenty Six Thousand and 00/100ths ($26,000.00) Dollars, and

WHEREAS, said bidder has tendered the entire amount of said bid to the Successor Trustee,

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, William L. Rosenberg, Successor Trustee under said Deed of Trust of record in Book 4766, page 411, Register's Office for said County, do hereby transfer, assign and convey unto the said Citizens 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 an manner as I, as Trustee under said Deed of Trust, can or should do but no further otherwise.

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 33, Building No. 15, 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 Milton B. Jackson and wife, Brenda Jackson by deed from Phillip H. Tidwell and wife, Janice P. Tidwell of record in Book 4916, page 363, Register's Office for Davidson County, Tennessee. The said Milton B. Jackson and wife, Brenda Jackson having since divorced and Milton B. Jackson having quitclaimed his interest to Brenda Jackson by quitclaim deed of record in Book 5946, page 165, said Register's Office.

This is improved property known as: 3880 Priest Lake Drive
Townhouse #33, Building 15
Nashville, Tennessee 37217

This conveyance is subject to any unpaid taxes; the Plan of record in Book 4460, page 88, Register's Office for Davidson County, Tennessee; Master Deed of Priest Lake Park Condominiums of record in Book 4651, page 412, By-Laws of record in Book 4651, page 420, Book 5083, page 417, said Register's Office; Second Amended and Restated By-Laws of record in Book 8115, page 838, said Register's Office; Priest Lake Park Condominiums Amended and Restated Rule and Regulations of record in Book 7679, page 173, amended in Book 8115, page 849, said Register's Office; and all other encumbrances, restrictions 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 Citizens 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 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.

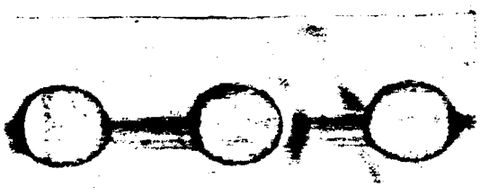
WITNESS my hand, at office, this 12th day of December, 1990.

Susan Calvert-Rosenberger
Notary Public

My Commission Expires: 3/3/92

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8262 PAGE 63

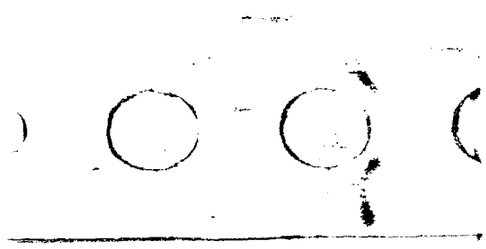
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

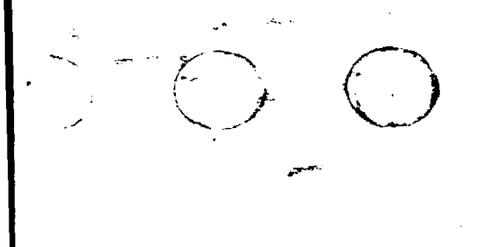
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	26000.00
			CON TX	85.80
			PRFEE	1.00
			MDEED	6.00
			TOTAL	92.80
			CHECK	92.80
12/21/90		01	09:38	0001 1190

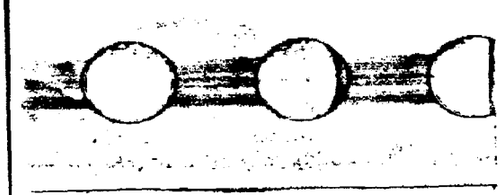
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





8112 IDENTIF. REFERENCE

DEC 21 9 39 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



No. 383585