Bk 14



ADDRESS NEW OWNER:

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

SEND TAX BILLS: Same.

MAP AND PARCEL NO.
051-15A-32
11DZ-17307

*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 $42,000.00.

William L. Rosenberg
Affiant

Subscribed and sworn to before me this 19th day of February, 1991.

Jean Calvert-Rentie
Notary Public
My Commission Expires: 3/13/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**SUCCESSOR TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated November 4, 1985, of record in Book 6702, page 159, Register's Office for Davidson County, Tennessee, Alice A. Morris and Helen L. Pettit 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 8264, page 483, 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 January 24, January 31, and February 7, 1991, 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 February 19, 1991 at 12:25 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 Forty Two Thousand and 00/100ths ($42,000.00) 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 6702, page 159, 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 Unit No. G-32 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89-90, Register's Office of Davidson County, Tennessee, together with an undivided interest in the common elements of Quail Creek Homeowners' Association, all as described in Book 6328, page 44, et seq.

Being the same property conveyed to Alice A. Morris and Helen L. Pettit by deed from Quail Creek, Inc., a Tennessee Corporation as of record in Book 6702, page 156, said Register's Office.

This is improved property known as: 420 Walton Lane,G-32
Madison, TN 37115

The legal description contained herein is the same as in the previous deed.

This conveyance is made subject to any unpaid taxes; the Plan of record in Book 6328, page 89, Register's Office for Davidson County, Tennessee; Master Deed of Quail Creek Homeowner's Association of record in Book 6328, page 44; said Register's Office; By-Laws of record in Book 6328, page 74, 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 19th day of February, 1991.

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 19th day of February, 1991.

Susan Collins Rosenberger
Notary Public

My Commission Expires: 3/3/92

SUSAN COLLINS ROSENBERGER NOTARY PUBLIC STATE OF TENNESSEE LARGO

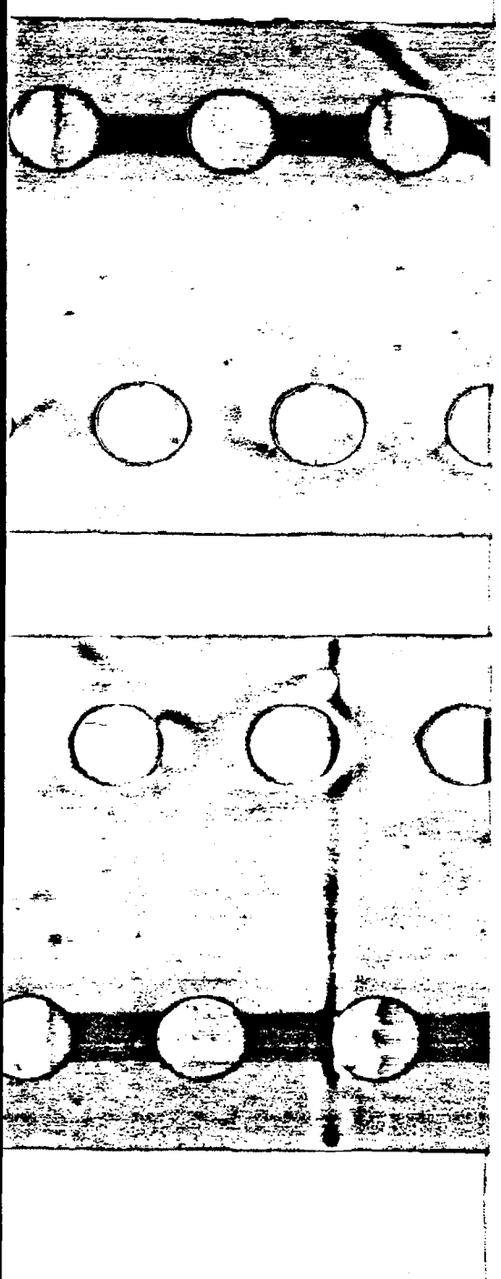
94320

IDENTIF. REFERENCE

FEB 21 12 41 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

02/21 0101 03CHECK 145.60



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8296 PAGE 483

| | | |
|---|---|---|
| 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 42000.00 |
| | | | | CON TX 138.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 145.60 |
| | | | | CHECK 145.60 |
| 02/21/91 | | 01 | | 12:41 0001 8581 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94320

IDENTIF. REFERENCE

FEB 21 12 41 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398841