Box 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.

Map 82-16-229
Parcel 17W-03820

*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 $90,000.00.

William L Rosenberg
Affiant

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

Susan Calvert Roseberger
Notary Public
My Commission Expires:

SUSAN CALVERT ROSEBERGER NOTARY PUBLIC STATE OF TENNESSEE

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 13, 1989, of record in Book 7938, page 577, Register's Office for Davidson County, Tennessee, Ross L. Peebles and Douglas V. Kirk, d/b/a Perk Investments, a partnership 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 8257, page 465, 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 12:15 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 Ninety Thousand and 00/ths ($90,000.00) 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 7938, page 577, 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. 7 on the Plan of Williams First Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southerly margin of Fatherland Street and extends back between parallel lines 210 feet to an alley.

Being the same property conveyed to Real Security, Inc., Trustee with full Power to sell, encumber, convey and mortgage without the joiner of any beneficiary, by deed from Ross L. Peebles and Douglas V. Kirk d/b/a Perk investments, a partnership of record in Book 8042, page 701, said Register's Office.

This is improved property known as: 612 Fatherland Street
Nashville, Tennessee 37206

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 21, page 45, Register's Office for Davidson County, Tennessee; 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 Calvert Rosenberg
Notary Public

My Commission Expires: 3/3/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

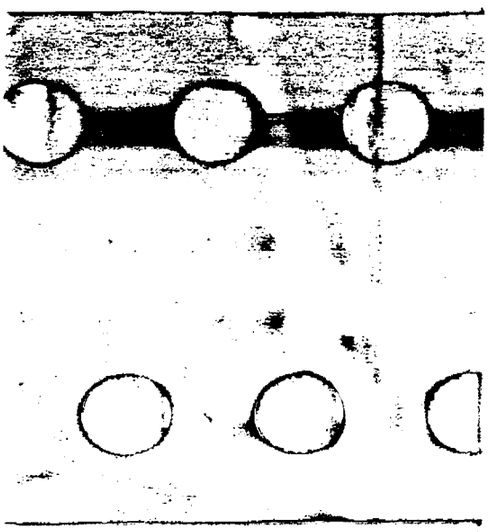
94322

IDENTIF. REFERENCE

FEB 21 12 42 PM '91

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

85833 02/21 0101 CHECK 304.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8296 PAGE 439

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	90000.00
CON TX	297.00
PRFEE	1.00
WDEED	6.00
TOTAL	304.00
CHECK	304.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/21/91 01 12:41 0001 8583

94322

IDENTIF. TREFERENCE

FEB 21 12 42 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398843