Bx 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 53-9-61
Parcel 11D-94441

*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 $75,380.93

William L. Rosenberg
Affiant

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

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

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 14, 1988, of record in Book 7679, page 60, Register's Office for Davidson County, Tennessee, Mickie E. Galloway, unmarried 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 8162, page 159, 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 12:05 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 Seventy Five Thousand Three Hundred Eighty and 93/100ths ($75,380.93) 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 7679, page 60, 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. 39B, Zone Lot Division of Lot Nos. 39 and 41 on the Plan of Kimbolton, Phase 1, as of record in Plat Book 6900, pages 276-278 and in Plat Book 6900, page 742, Register's Office for Davidson County, Tennessee

Said Lot No. 39B fronts 30.14 feet on the northerly margin of Brentmeadow Circle and runs back a total of 216.94 feet on the broken southwest line and 238.43 feet on the easterly line to a line in the rear which measures 61.00 feet thereon.

Being the same property conveyed to Mickie E. Galloway, unmarried by deed from Phillips Builders, Inc. as of record in Book 7679, page 57, Register's Office for Davidson County, Tennessee.

This is improved property known as: 620 Brentmeadow Circle
Madison, Tennessee 37115

This conveyance is made subject to any unpaid taxes; the Plan of record in Book 6900, pages 276-278 and Plat Book 6900, page 743, amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 7265, page 655 and Plat Book 6900, page 743; Declaration of Covenants of record in Book 7464, page 969, and Book 7470, page 126, and amended in Book 7799, page 50, said Register's Office; Deed of Dedication to Madison Suburban Utility District of Davidson County, Tennessee of record in Book 7653, page 284, said Register's Office; Articles of Merger of Randall Phillips builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc., into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, page 203, 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

94323

IDENTIF. REFERENCE

FEB 21 12 42 PM '91

WILSON LITTLE REGISTER
DAVIDSON COUNTY TN.

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.

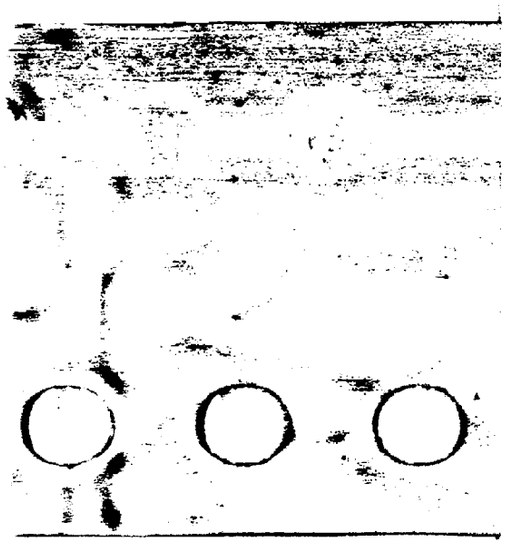
WITNESS my hand, at office, this 19th day of February, 1991.

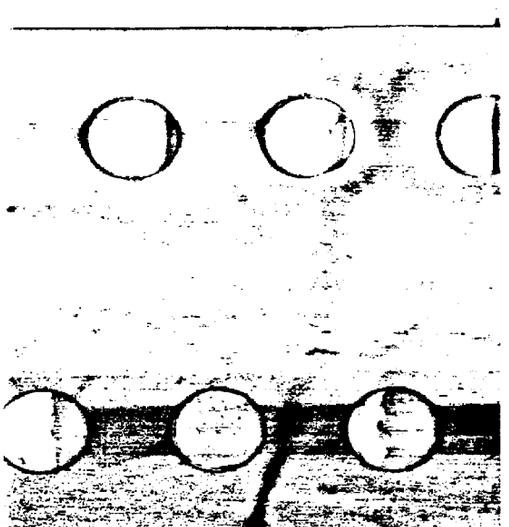
Susan Gallant-Rosenberg
Notary Public

My Commission Expires: 3/3/92

SUSAN GALLANT-ROSENBERG NOTARY PUBLIC STATE AT LARGE TENNESSEE

6847 2/21/91 0101 03:43 PM
255.82





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8296 PAGE 492

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	75380.93
CON TX	248.82
PRFEE	1.00
MISC	6.00
TOTAL	255.82
CHECK	255.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94323

IDENTIF. T REFERENCE

FEB 21 12 42 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

02/21/91 01 12:42 0001 8584

No. 398844