Box 14

BOOK 8298 PAGE 896

ADDRESS NEW OWNER:

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

SEND TAX BILLS: Same.

MAP AND PARCEL NO.
034-05-0-A-084CO
GO-20671

*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 $50,000.00.

William L. Rosenberger
Affiant

Subscribed and sworn to before me this 25th day of February 1991.

Susan Calvert-Kelly
Notary Public
My Commission Expires: 3/3/92

95244

IDENTIF. TREFERENCE

FEB 26 11 00 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 20, 1988, of record in Book 7581, page 759, Register's Office for Davidson County, Tennessee, Ann L. Matthews, 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. Rosenberger, having been appointed Successor Trustee by instrument of record in Book 8276, page 791, 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 31, February 7 and February 14, 1991, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, William L. Rosenberger, 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 25, 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 Fifty Thousand and 00/ths ($50,000.00) 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. Rosenberger, Successor Trustee under the said Deed of Trust of record in Book 7581, page 759, 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.

The land referred to in this certificate of title is described as follows:

Land in Davidson County, Tennessee, being Unit No. 84 on the plan of Monticello Manor, of record in Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ann L. Matthews, unmarried by deed from Kirby Clifton Construction Company as of record in Book 7581, page 756, said Register's Office.

This is improved property known as:
590 Thomas Jefferson Circle
Madison, Tennessee 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 6250, page 551, Register's Office for Davidson County, Tennessee; Declaration of Covenants of record in Book 6643, page 958; said Register's Office; By-Laws of record in Book 6643, page 950 said Register's Office; Articles of Incorporation of Monticello Manor Homeowner's Association, Inc. of record in Book 6643, page 966; Dedication of Common Areas to Monticello Manor Homeowner's Association, Inc., of record in Book 6716, page 749 and re-recorded in Book 6717, page 362, said Register's Office; Agreement for dedication of easement for sanitary sewers of record in Book 4530, page 215, said Register's Office; Easement to American Telegraph and Telephone Co., for underground cable of record in Book 1229, page 138, 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. Rosenberger, Successor Trustee, has hereunto set his hand this 25th day of February, 1991.

Successor Trustee

9666 02/26 0101 03CHECK 172.00

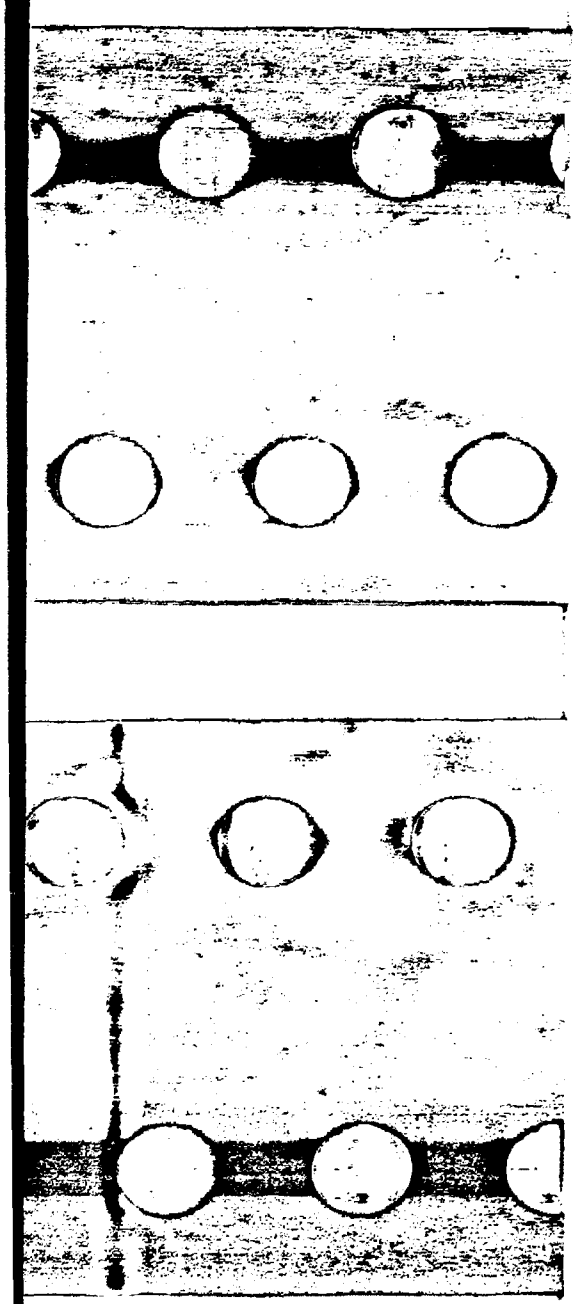
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, William L. Rosenberger, 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 25th day of February, 1991.

Notary Public

My Commission Expires: 3/3/92



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8298 PAGE 898

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 50000.00
CON TX 165.00
PRFEE 1.00
WDEED 6.00
TOTAL 172.00
CHECK 172.00

02/26/91 01 11:02 0001 9666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95244

IDENTIF. TREFERENCE

FEB 26 11 00 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 399917