Bk 14

BOOK 8298 PAGE 899

ADDRESS NEW OWNER:

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

SEND TAX BILLS: MAP AND PARCEL NO.

Same. 131-06-0-C
07DA-91580

*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 $189,000.00.

Affiant

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

Notary Public
My Commission Expires: 3/2/92

95245

IDENTIF. TREFERENCE

FEB 26 11 00 AM '91

FELIX Z. DAVIDSON COUNTY TN.

NOTARY PUBLIC AT LARGE

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 31, 1986, of record in Book 7112, page 144, Register's Office for Davidson County, Tennessee, Wedgewood Properties, Inc. 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 8236, page 734, 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. 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 25, 1991 at 12:00 p.m., (noon), 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 One Hundred Eighty Nine Thousand and 00/ths ($189,000.00) 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 7112, page 144, 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. 138 on the Plat of Burton Hills Village of Huntington Tract 10, of record in Book 6250, page 612, 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 David Michael Anderson and wife, Mary Therese Anderson by deed from Wedgewood Properties, Inc., of record in Book 7877, page 635, said Register's Office.

This is improved property known as: 904 Huntington Circle
Nashville, Tennessee 37215

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 612, Register's Office for Davidson County, Tennessee; Declaration of Covenants of record in Book 6517, page 522, and amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, and in Book 7146, page 188, said Register's Office; Declaration and Restrictions of record in Book 6326, page 588, said Register's Office; Easement for Sanitary Sewer and/or Storm Drainage as of record in Book 3702, page 250, said Register's Office; Open-Space Agreement between Metropolitan Government and Burton Hills, of record in Book 6470, page 383, and Book 6655, page 47, said Register's Office; Maximum Square Footage Allocation of The Village of Huntington, of record in Book 6637, page 717, said Register's Office; Dedication of common area to Burton Hills Village of Huntington Association, Inc., of record in Book 6917, page 704, said Register's Office; Declaration of Covenants, Conditions, and Restrictions including but not limited to assessments, charges and liens, of record in Book 6644, page 1, first amendment in Book 6917, page 724, 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 25th day of February, 1991.

William L. Rosenberg
Successor Trustee

9667 02/26 0101 03CHECK 630.70

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 25th day of February, 1991.

Susan Calvert-Rosenberg
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 901

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
189000.00

CON TX	623.70
PRFEE	1.00
WDEED	6.00
TOTAL	630.70
CHECK	630.70

02/26/91 01 11:02 0001 9667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95245

IDENTIF. REFERENCE

FEB 26 11 00 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 399918