BOOK 8308 PAGE 639

ADDRESS NEW OWNER:

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

SEND TAX BILLS: Same.

MAP AND PARCEL NO.

161-05-0-A009CO
06DU-81790

*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)

3134 03/13 0101 03CHECK 92.80

The actual consideration or value, whichever is greater, for this transfer is $25,960.00.

Affiant

Subscribed and sworn to before me this 12th day of March 1991.

Notary Public
My Commission Expires: 1/31/92

98769

IDENTIF. REFERENCE

MAR 13 12 30 PM '91

DAVIDSON COUNTY TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 4, 1985, of record in Book 6728, page 193, re-recorded in Book 6831, page 565, Register's Office for Davidson County, Tennessee, Gerald I. Zdyrka and wife, Teresa M. Zdyrka 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, Thomas T. Pennington, having been appointed Successor Trustee by instrument of record in Book 8308, page 54, 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 February 7, February 14 and February 21, 1991, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Thomas T. Pennington, 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 March 12, 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 Twenty Five Thousand Nine Hundred Sixty and 00/100ths ($25,960.00) 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, Thomas T. Pennington, Successor Trustee under the said Deed of Trust of record in Book 6728, page 193, re-recorded in Book 6831, page 565, 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.

A certain condominium unit in Davidson County, Tennessee, known as Unit 9, Building A, Ashlawn Place Condominiums as shown in Exhibit to Master Deed of Ashlawn Place Condominiums as of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Robert Carr, Jr., married by deed from Teresa M. Zdyrka Waddell and husband, Christopher Waddell of record in Book 7920, page 228, said Register's Office.

This is improved property known as: 5370 Edmondson Pike
Unit A-9
Nashville, TN 37211

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

This conveyance is made subject to any unpaid taxes; Master Deed of Ashlawn Place Condominiums of record in Book 6607, page 596, and amended in Book 7168, page 550, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 6607, page 645, 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 Thomas T. Pennington, Successor Trustee, has hereunto set his hand this 5th day of March, 1991.

Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

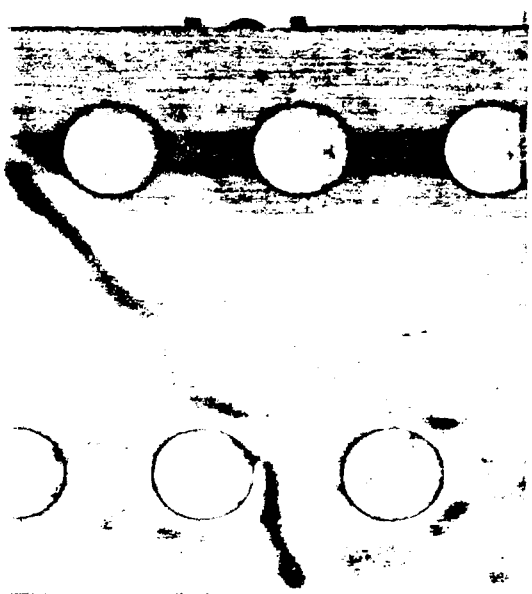
Personally appeared before me, the undersigned, Notary Public, Thomas T. Pennington, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of March, 1991.

Notary Public

My Commission Expires:
3/3/92

NOTARY PUBLIC AT LARGE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

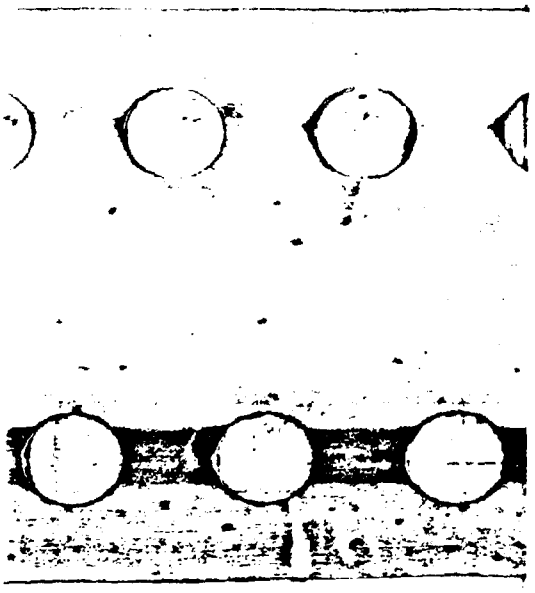
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 25960.00
CON TX 85.80
PRFEE 1.00
WDEED 6.00
TOTAL 92.80
CHECK 92.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10:32 0001 3134



98769

IDENTIF. REFERENCE

No. 403927