B414

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 94-139
Parcel 03-DZ-04445

*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 $240,000.00.

Affiant

Subscribed and sworn to before me this 29th day of March 1991.

Notary Public
My Commission Expires: 3/3/92

03674

IDENTIF. REFERENCE

APR 2 2 53 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 27, 1986, of record in Book 6872, page 756, Register's Office for Davidson County, Tennessee, James E. Ward, 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 8283, page 754, 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 March 7, March 14 and March 21, 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 March 29, 1991 at 12:10 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 Two Hundred Forty Thousand and 00/100ths ($240,000.00) 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 6872, page 756, 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 tract of land located in the Third Civil District of Davidson County, Tennessee, being Lot 5-B on the plat of River Hills Industrial Park as of record in Book 4660, page 121, said Register's Office, and being more particularly described as follows:

Commencing at an iron pin in concrete in the west margin of Spence Lane at the south terminus of a 25 foot radius return in the southwest quadrant of the intersection of Clovernook Drive and Spence Lane and go the following courses to the point of beginning; along the west line of Spence Lane in a southerly direction with a 531.07 foot radius curve to the right a distance of 135.09 feet to an iron pin in concrete; thence, South 9 degrees 33 minutes 30 seconds West a distance of 33.95 feet to an iron pin in concrete and the point of beginning and proceeding as follows: Continuing South 9 degrees 33 minutes 30 seconds West a distance of 172.85 feet to an iron pin; thence leaving the west line of Spence Lane, North 80 degrees 26 minutes 30 seconds West a distance of 284.22 feet to an iron pin; thence, North 7 degrees 44 minutes 08seconds East a distance of 172.94 feet to an iron pin in concrete; thence South 80 degrees 26 minutes 30 seconds East a distance of 289.73 feet to the point of beginning an containing 1.139 acres, more or less.

This conveyance is subject to the owner's certificate, notes, easements and minimum building setback lines as shown on the plat of record in Book 4660, page 121, said Register's Office.

Being the same property conveyed to James E. Ward by deed from River Hills, Inc., a Tennessee Corporation, of record in Book 4908, page 955, Register's Office for Davidson County, Tennessee; the said James E. Ward havings since conveyed a 95% interest in and to the said property to George W. Holder, Jr., by instrument of record in Book 7057, page 640, said Register's Office, the property is now vested in James E. Ward and George W. Holder, Jr.

This is improved property known as: 107 Spence Lane
Nashville, Tennessee 37210

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 4660, page 121, 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 29th day of March, 1991.

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.

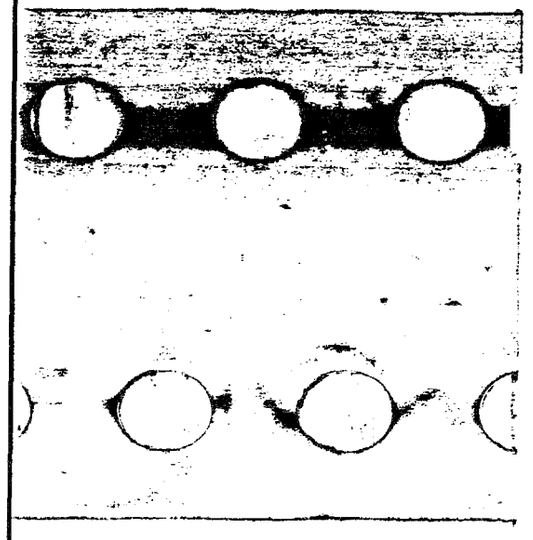
WITNESS my hand, at office, this 29th day of March, 1991.

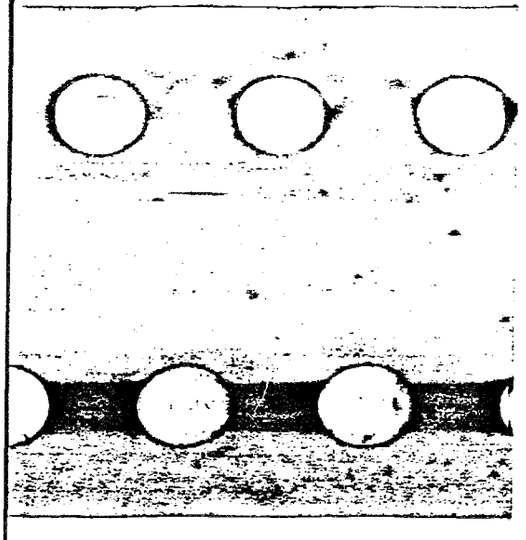
Notary Public

My Commission Expires:

3/3/92

1397 04/02 0101 03CHECK 802.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8322 PAGE 423

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 240000.00
CON TX 792.00
PRFEE 1.00
WDEED 9.00
TOTAL ~~802.00~~
CHECK ~~802.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/91 01 14:53 0001 1397

03674

IDENTIF. REFERENCE

APR 2 2 53 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 409501