ADDRESS NEW OWNER:

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

SEND TAX BILLS: MAP AND PARCEL NO.

Same. Map 083-13-413
Parcel 23W-04855

*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 $38,298.19.

William L Rosenberg
Affiant

Subscribed and sworn to before me this 5th day of April, 1991.

Notary Public
My Commission Expires: 3/3/92

05003

IDENTIF. REFERENCE

APR 8 10 42 AM '91

FELIX A. ... DAVIDSON COUNTY, TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 27, 1990, of record in Book 8059, page 824, Register's Office for Davidson County, Tennessee, Real Security, Inc., Trustee and Ross Peebles 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 755, 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 14, March 21 and March 28, 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 April 5, 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 Thirty Eight Thousand Two Hundred Ninety Eight and 19/100ths ($38,298.19) 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 8059, page 824, 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.

Being Lot No. 95, Block K, on the plan of Lindsley Home Place, of record in Minute Book 2, Page 92, Chancery Court for said County.

Said Lot 95 fronts 50 feet on the northerly margin of Fatherland Street and extends back between parallel lines 159 feet to an alley.

Being the same property conveyed to Real Security, Inc. by deed from Perk Investments, a general partnership composed of Ross Peebles and Douglas U. Kirk of record in Deed Book 8042, Page 704, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1503 Fatherland Street
Nashville, Tennessee 37206

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 Minute Book 2, page 92, Chancery Court, 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 5th day of April, 1991.

Successor Trustee

2901 04/08 0101 03CHECK 133.39

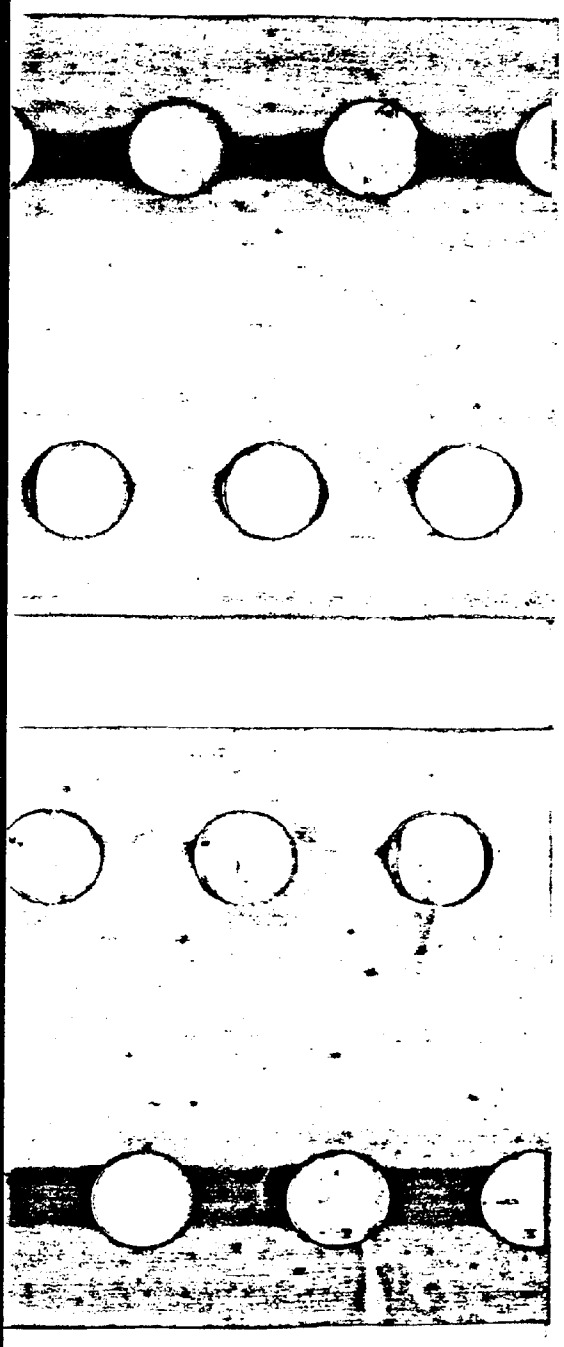
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 5th day of April, 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 8325 PAGE 995

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 38298.19
CON TX 126.39
PRFEE 1.00
WDEED 6.00
TOTAL 133.39
CHECK 133.39

04/08/91 01 10:42 0001 2901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05003

IDENTIF. REFERENCE

APR 8 10 42 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 410986