Box 14

BOOK 8326 PAGE 16

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 85-15-A-7.00
Parcel 3DZ-85947

*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 $56,700.00.

Affiant

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

Notary Public
My Commission Expires: 3/3/92

05009

IDENTIF. REFERENCE

APR 8 1 45 PM '91

DAVIDSON COUNTY, TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 12, 1988, of record in Book 7627, page 787, Register's Office for Davidson County, Tennessee, Walter L. Timmons, Jr. and wife, Joanne L. Timmons 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 8293, page 599, 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 12:05 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 Six Thousand Seven Hundred and 00/100ths ($56,700.00) 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 7627, page 787, 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 apartment in Davidson County, Tennessee, being Unit No. 107 on the Plan of Spring Place Condominiums, as of record in Book 6250, page 830, amended in Book 7213, page 125, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to J. Richard Gabel and wife Martha W. Gabel by deed from Walter L. Timmons, Jr. of record in Book 7671, page 939, Register's Office for Davidson County, Tennessee.

This is improved property known as: 107 Spring Place
Nashville, Tennessee 37214

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 830 and amended in Book 7213, page 125, Register's Office for Davidson County, Tennessee; Master Deed of record in Book 6780, page 229 and Book 7213, page 121, said Register's Office; By-Laws of record in Book 6780, page 265 and amended in Book 7213, page 121 and Book 7242, page 924, 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 5th day of April, 1991.

Successor Trustee

2907 04/08 0101 03CHECK 194.11

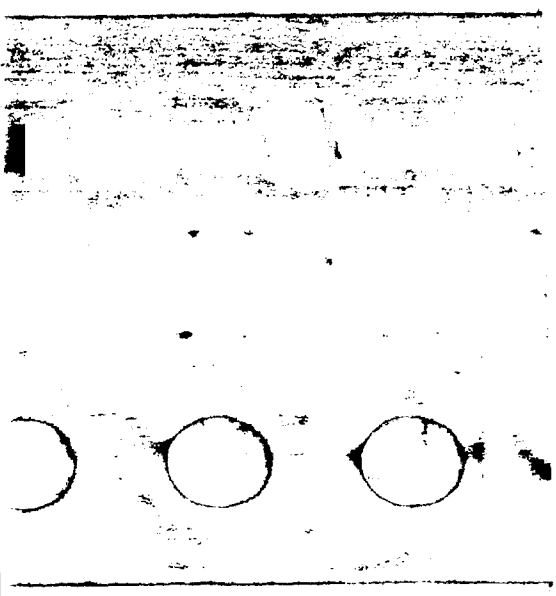
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

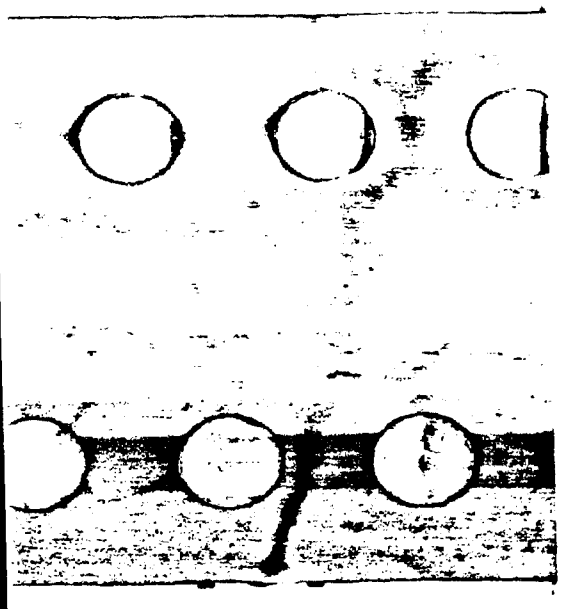
Personally appeared before me, the undersigned Notary Public, William L. Rosenberg, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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 8326 PAGE 18

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 56700.00
CON TX 187.11
PRFEE 1.00
WDEED 6.00
TOTAL 194.11
CHECK 194.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/08/91 01 10:45 0001 2907

05009

IDENTIF. REFERENCE

APR 8 10 45 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 410992