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 094-01-424
Parcel 23W-02115

*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 $25,200.00.

Affiant

Subscribed and sworn to before me this 6th day of May, 1991.

Notary Public
My Commission Expires: 3/10/94

12487

IDENTIF. REFERENCE

MAY 7 10 58 AM '91

FELIX Z. DeBERGER, JR.
DAVIDSON COUNTY, TN.

**SUCCESSOR TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated December 14, 1978, of record in Book 5376, page 962, Register's Office for Davidson County, Tennessee, Douglas Dabbs and wife, Mary Dabbs 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 8314, page 959, 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 April 11, April 18 and April 25, 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 May 6, 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 Two Hundred and 00/100ths ($25,200.00) 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 5376, page 962, 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. 188 on the Map of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, said Register's Office.

Said Lot No. 188 fronts 50 feet on the north side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Douglas Dabbs and wife, Mary Dabbs by deed from R.L. Freeman, Trustee, of record in Book 4672, 980, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Decree in the Fourth Circuit Court of Davidson County, Tennessee, case number 86D-2913. The said Mary E. Dabbs has further conveyed her interest to Douglas P. Dabbs by Quitclaim Deed of record in Book 7351, page 538, Register's Office of Davidson County, Tennessee.

This is improved property known as: 1605 A & B Long Avenue
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 Book 57, page 130, Register's Office for Davidson County, Tennessee; the survey by John Kohn, dated November 9, 1978, shows the neighbors fence encroaching on the insured premises on the westerly lot line; 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 6th day of May, 1991.

Successor Trustee

7921 05/07 0101 03CHECK 90.16

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

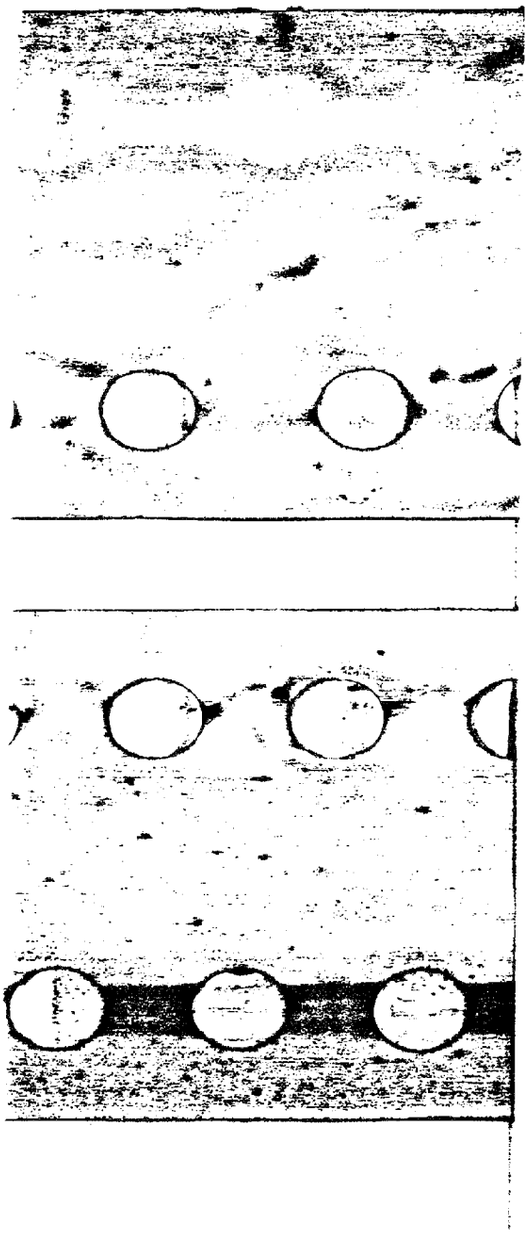
Personally appeared before me, the undersigned, Notary Public, William L. Rosenberg, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of May, 1991.

Notary Public

My Commission Expires:
3/3/92

ROSENBERGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8346 PAGE 743

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 25200.00
CON TX 83.16
PRFEE 1.00
WDEED 6.00
TOTAL 90.16
CHECK 90.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/07/91 01 10:58 0001 9921

12487

IDENTIF. REFERENCE

MAY 7 10 58 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 419558