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 117-5-73
Parcel 7DA-10470

*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 $205,117.63.

Affiant

Subscribed and sworn to before me this 15th day of July, 1991.

Notary Public
My Commission Expires: 3/3/92

3 1 1 9 7.

IDENTIFICATION

Jul 16 2 49 PM '91

FELIX Z. WHITE, JR. REGISTER DAVIDSON COUNTY

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 7, 1986, of record in Book 6912, page 338, Register's Office for Davidson County, Tennessee, Douglas E. Phillips, 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 8375, page 394, 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 June 20, June 27 and July 4, 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 July 15, 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 Two Hundred Five Thousand One Hundred Seventeen and 63/100ths ($205,117.63) 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 6912, page 338, 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 the easterly 15 feet of Lot No. 6 and the westerly 90 feet of Lot No. 7 on the Plan of the Henry Sperry Subdivision, as of record in Book 974, page 21, said Register's Office.

Said property fronts 105 feet on the northerly margin of Woodmont Boulevard and runs back between parallel lines 315 feet to a line in the rear which measures 105 feet thereon.

Being the same property conveyed to Douglas E. Phillips, unmarried by deed from Dunkin A. Nelson and Mary M. Nelson as of record in Book 6912, page 335 said Register's Office.

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 974, page 21, Register's Office for Davidson County, Tennessee; Deed of Easement of record in Book 6921, page 132; 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 15th day of July, 1991.

William L. Rosenberg
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.

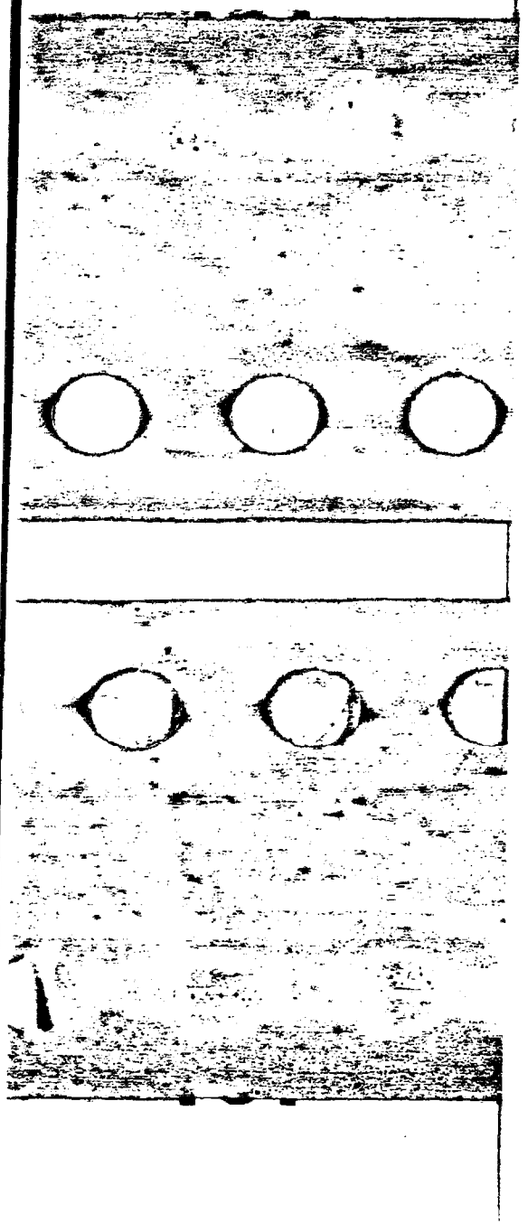
WITNESS my hand, at office, this 15th day of July, 1991.

Susan Calvert-Rosenberger
Notary Public

My Commission Expires: 3/3/92

NOTARY PUBLIC AT LARGE

2102 07/16 0101 03CHECK 765-87



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8399 PAGE 121

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 205117.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BONKTX 758.87

PRFEE 1.00
WDEED 6.00
TOTAL 765.87
CHECK 765.87

3.1.1.97.

IDENTIFICATION REFERENCE

Jul 16 2 49 PM '91

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN

07/16/91 01 14:51 0001 2102

No. 441109