Bx 14

BOOK 8493 PAGE 879

ADDRESS NEW OWNER:

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

SEND TAX BILLS: Same.

MAP AND PARCEL NO.

09440-56
020A-68325

*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 $320,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of November, 1991.

Notary Public
My Commission Expires: 9/3/92

64632

RECEIVED
NOV 25 2 34 PM '91

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 30, 1987, of record in Book 7226, page 561, Register's Office for Davidson County, Tennessee, Charlotte Properties, a Tennessee general partnership composed of James E. Ward, George W. Holder and Edward T. Herbert 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 8435, page 422, 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 October 31, November 7 and November 14, 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 November 22, 1991 at 12:15 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 Three Hundred Twenty Thousand and 00/100ths ($320,000.00) 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 7226, page 561, 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 a part of Lot 1 as shown on the plan of the Georgia Industrial Realty Company's Subdivision of South Nashville Lots, of record in Book 421, page 187, Register's Office for said county and more particularly described according to a survey made by Dale and Associates, Inc., dated March, 1987, as follows:

Beginning at an iron pin in the westerly margin of Omohundro Place, said iron pin being in the southeast corner of property conveyed to Charles W. Hawkins, III, Trustee, of record in Book 6333, page 728, said Register's Office; thence with the westerly margin of Omohundro Place, South 10 degrees 25 minutes 00 seconds East a distance of 89.78 feet to an iron pin; thence leaving the westerly margin of Omohundro Place and with the northerly margin of the property conveyed to Crossman & LaGasse, a Tennessee partnership, by deeds of record in Book 6155, pages 555, 559, and 563, said Register's Office, South 82 degrees 17 minutes 52 seconds West 135.82 feet to an iron pin; thence, South 11 degrees 28 minutes 24 seconds East a distance of 0.74 feet to an iron pin; thence, South 84 degrees 02 minutes 28 seconds West 9.00 feet to an iron pin; thence, South 81 degrees 12 minutes 27 seconds West 162.27 feet to an iron pin; thence, with the easterly boundary lines of the property conveyed to Nathan C. Burnett by deed of record in Book 5062, page 700, said Register's Office, North 17 degrees 41 minutes 21 seconds West 85.14 feet to an iron pin; thence, North 73 degrees 50 minutes 00 seconds East a distance of 130.78 feet to an iron pin; thence North 85 degrees 18 minutes 00 seconds East a distance of 188.42 feet to the point of beginning, containing 0.68 acres, more or less.

Being the same property conveyed to Charlotte Properties, a Tennessee general partnership by deed from Wiley Simms, unmarried as of record in Book 6805, page 766, said Register's Office, and by deed from John C. McLemore, Trustee in Bankruptcy for AAA Electric, Inc., of record in Book 6805, page 771, said Register's Office.

Together with all of the furnishings, fixtures, machinery, equipment, materials and other tangible personal property located now or hereafter on the real property of Charlotte Properties, a Tennessee General Partnership, located at the above described real property, including but not limited to heating and air conditioning equipment, building materials and tools, and carpets, drapes, furniture and appliances.

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 421, page 187, Register's Office for Davidson County, Tennessee; Easement for gas service line or fuel line granted to Nashville Gas Company, by instrument of record in Book 5949, page 990, said Register's Office; Easement for the flow of Brown's Creek, if such now exists; Right-of-way easement granted to Colonial Pipeline Company, by instrument of record in Book 3616, page 451, said Register's Office Easement granted the United States of America by W.T. Walker and wife, as of record in Book 2155, page 453, in connection with the Cheatham Lock & Dam Project on the Cumberland river, being known as Tract No. N-1403, said Register's Office; Easement for sewer line granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Frank J.

Walker and wife, of record in Book 3770, page 248, said Register's Office; Slope Easement as set out in instrument of record in Book 4118, page 286, said Register's Office; Easement for ingress and egress granted to Nathan C. Burnett by instrument of record in Book 6155, page 567 said Register's Office; Easement for water mains and appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4311, page 683, said Register's Office; the Survey prepared by Dale and Associates, Inc., dated March 13, 1987, shown power and telephone lines running across the property and apparently serving adjacent property; Rights or claims of parties in possession;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 2nd day of November, 1991.

William L. Rosenberg
Successor Trustee

2357 11/25 0101 03CHECK 1194.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

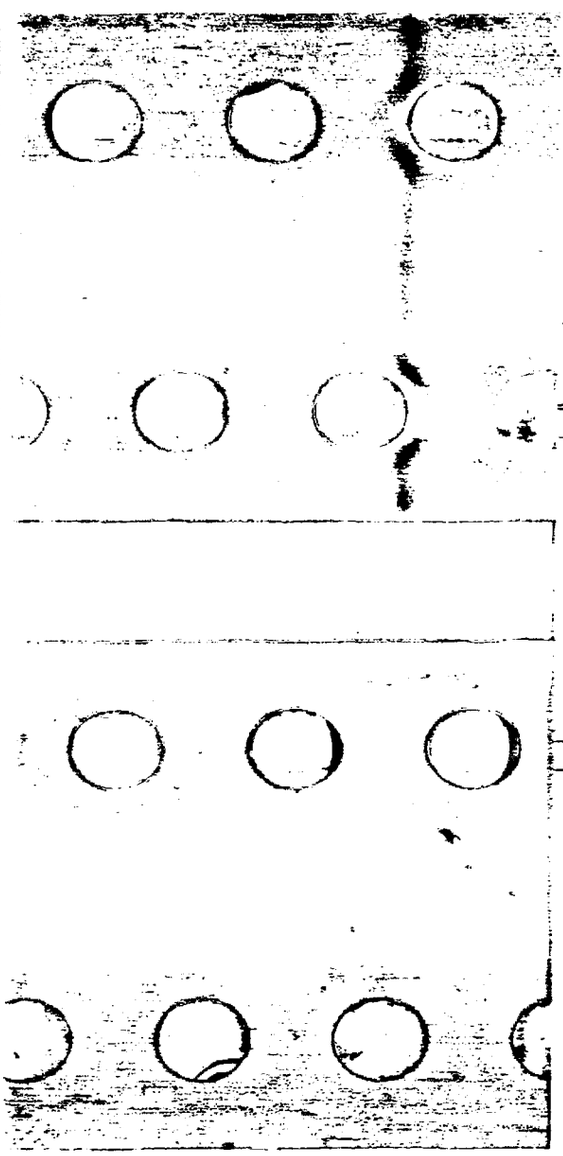
Personally appeared before me, the undersigned, Notary Public, William L. Rosenberg, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of November, 1991.

Jean Calvert Rosenberg
Notary Public

My Commission Expires:
3/3/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8493 PAGE 832

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	320000.00
CON TX	1184.00
PRFEE	1.00
WDEED	9.00
TOTAL	1194.00
CHECK	1194.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2357

6.4 6.3 2.

IDENTIFICATION REFERENCE

Nov 25 2 34 PM '93

No. 479421