x14

Pg 14 BOOK 8504 PAGE 825

| ADDRESS NEW OWNER: | SEND TAX BILLS: | MAP AND PARCEL NO. |
|---|---|---|
| Fidelity Federal Bank,a Federal Savings Bank<br>401 Union Street<br>Nashville, Tennessee 37219 | Same. | 117-07-0-C-111CO<br>07DA-90512 |

*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 $135,000.00.

Affiant

Subscribed and sworn to before me this 9th day of December, 1991.

Notary Public
My Commission Expires: 3/3/92

6.8.2 4.5

IDENTIFICATION

DEC 10 9 52 AM '91

**SUCCESSOR TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated December 28, 1988, of record in Book 7739, page 164, Register's Office for Davidson County, Tennessee, David J. Klemt and wife, Mary Jane Klemt 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 8457, page 488, 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 November 7, November 14, and November 21, 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 December 2, 1991 at 12:10 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 One Hundred Thirty Five Thousand and 00/100ths ($135,000.00) 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 7739, page 164, 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. 111, Hampton Place Townhomes, as of record in Book 5200, page 421, 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 David J. Klemt and wife, Mary Jane Klemt by deed from Fidelity Federal Savings & Loan Association of Tennessee as of record in Book 7739, page 161, said Register's Office.

This is improved property known as: 111 Hampton Place
Nashville, Tennessee 37215

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 5200, page 421, Register's Office for Davidson County, Tennessee; Master Deed of Hampton's Place Townhomes Condominiums of record in book 5891, page 897, said Register's Office; By-Laws of record in Book 5891, page 937, said Register's Office; Storm Water Detention Agreement between Hampton Place Joint Venture and Metro of record in Book 5861, page 436, said Register's Office; Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4110, page 257, 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 9th day of December, 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 9th day of December, 1991.

Susan Catherine Rosenberg
Notary Public

My Commission Expires:
3/3/92

NOTARY PUBLIC AT LARGE

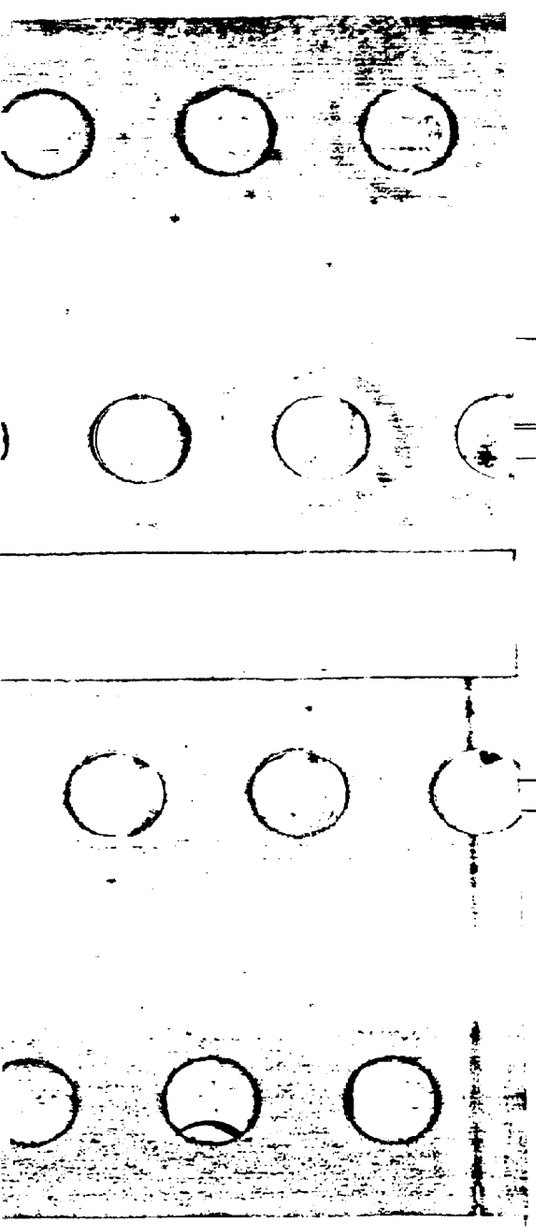
1048 12/10 0101 03CHECK 506.50

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8504 PAGE 827

| | | |
|---|---|---|
| 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 | |
| | | | | 135000.00 |
| | | | CON TX | 499.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 506.50 |
| | | | CHECK | 506.50 |
| 12/10/91 | 01 | | 09:55 0001 | 1048 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 2 4 5

IDENTIFICATION REFERENCE

DEC 10 9 52 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 483596