*14

BOOK 8564 PAGE 846

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP AND PARCEL NO.
Fidelity Federal Bank,a Federal Savings Bank 401 Union Street Nashville, Tennessee 37219	Same.	034-05-0-A GO-20661

*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 $49,500.00.

William L. Rosenberg
Affiant

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

Susan Calvert Rosenberg
Notary Public
My Commission Expires: 3/3/92

6.8.2 5 2.

TENNESSEE REFERENCE
DEC 10 10 12 AM '91

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 13, 1988, of record in Book 7600, page 651, Register's Office for Davidson County, Tennessee, Mark E. Medley and wife, Angela M. Medley 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 8472, page 79, 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 12:05 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 Forty Nine Thousand Five Hundred and 00/100ths ($49,500.00) 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 7600, page 651, 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 Unit No. 74 on the Plan of Monticello Manor, of record in Plat Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark E. Medley and wife, Angela M. Medley by deed from Kirby Clifton Construction Company as of record in Book 7600, page 648, said Register's Office.

This is improved property known as: 587 Thomas Jefferson Circle
Madison, Tennessee 37115

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 551, Register's Office for Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions of Monticello Manor, of record in Book 6643, page 958, said Register's Office; By-Laws of record in Book 6643, page 950, said Register's Office; Sanitary Sewers and/or Storm Drainage Easement of record in Book 3370, page 148 and Book 3370, page 157, said Register's Office; Title to that portion of the premises embraced within the bounds of the Chartered Seaboard System Railroad; Dedication of Common areas to Monticello Manor Homeowner's Association, Inc. of record in Book 6716, 749, re-recorded in Book 6717, page 362, said Register's Office; Agreement for dedication of easement for sanitary sewers of record in book 4530, page 215, said Register's Office; Easement to America Telephone and Telegraph Co. for underground cable of record in Book 1229, page 138, said Register's Office; Dedication of common areas to Monticello Manor Homeowner's Association, Inc. of record in Book 6716, page 749, and re-recorded in Book 6717, page 362, 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 Calvert-Roettger
Notary Public

My Commission Expires: 3/3/92

1056 12/11/91 03:03PM CHECK 80.1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8564 PAGE 848

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 49500.00
CON TX 183.15
PRFEE 1.00
WDEED 6.00
TOTAL 190.15
CHECK 190.15

12/10/91 01 10:15 0001 1056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 2 5 2

IDENTIFICATION REFERENCE

DEC 10 10 12 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 483603