Bx 14

BOOK 8305 PAGE 925

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP AND PARCEL NO.
Fidelity Federal Bank,a Federal Savings Bank 401 Union Street Nashville, Tennessee 37219	Same.	131-05-0-B-434C0 07DA-92283

*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 $35,000.00.

Affiant

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

Notary Public
My Commission Expires: 3/3/95

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 13, 1986, of record in Book 6888, page 1, Register's Office for Davidson County, Tennessee, Annette Winters, Trustee with/power to/sell or convey/without the joinder of any beneficiary 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 958, 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 14, November 21 and November 28, 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 9, 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 Thirty Five Thousand and 00/100ths ($35,000.00) 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 6888, page 1, 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. 434 on the Plan of Four Seasons Condominiums, of record in Book 5050, page 30, said Register's Office, and as Exhibit "D" to Master Deed of record in Book 6841, page 390, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Annette Winters, Trustee with power to sell or convey without joinder of any beneficiary by deed from Four Seasons Associates, Inc., a Tennessee Corporation of record in Book 6887, page 995, said Register's Office.

This is improved property known as: 5045 Hillsboro Road, Unit 434
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 5050, page 30 and as Exhibit "D" to Master Deed of record in Book 6841, page 390, Register's Office for Davidson County, Tennessee; Master Deed of Four Seasons Condominiums of record in Book 6841, page 349 and amended in Book 6847, page 122, said Register's Office; By-Laws of record in Book 6841, page 376, said Register's Office; Consent of Four Seasons Homeowner's Association to Easement Agreement of record in Book 6869, page 162 and re-recorded in Book 6870, page 966 and Easement Agreement of record in Book 7776, page 899, said Register's Office;all terms, conditions and obligations contained in the Easement dated June 10, 1977, of record in Book 5158, page 230, said Register's Office; all terms, conditions and obligations contained in the Sale and Assignment of Option dated July 11, 1977, of record in Book 5388, page 503, said Register's Office; all terms, conditions and obligations contained in the Warranty Deed, dated May 30, 1974, of record in Book 4821, page 20, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson county Department of Water and Sewerage Services for the construction and maintenance of sanitary sewer lines as of record in Book 5271, page 430, said Register's Office; an Ingress-Egress Easement as described in Book 5158, page 30, said Register's Office; a Public Utility Easement "A" as described in Book 5158, page 851, said Register's Office; a Public Utility Easement "B" as described in Book 5158, page 851, said Register's Office; Engineer's Report of record in Book 6847, page 125, 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 23 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.

Notary Public

My Commission Expires:

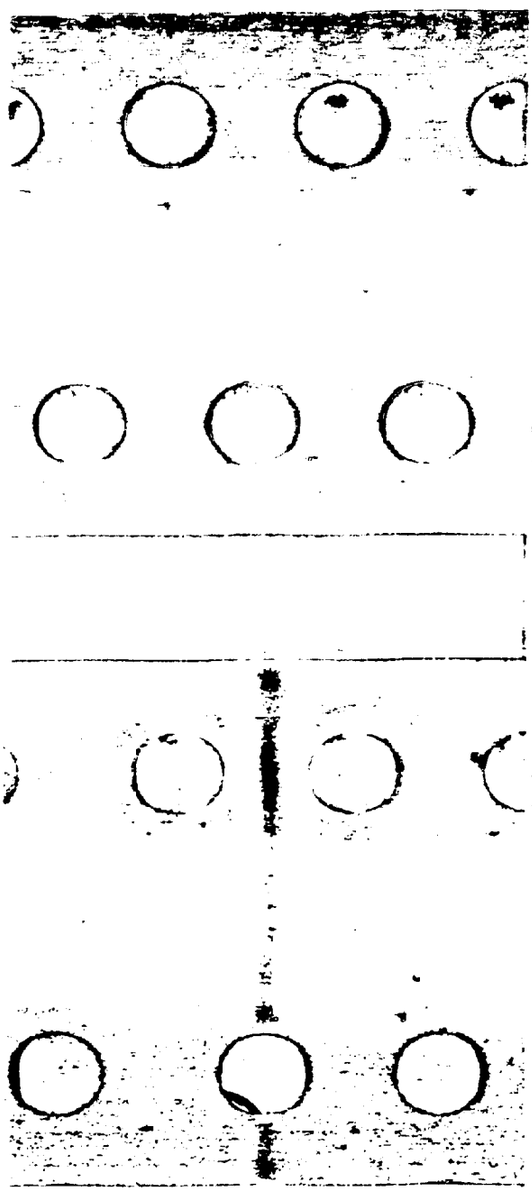
3/3/92

6.8.6.25.

IDENTIFICATION

Dec 11 11 17 AM '91

1527 12/11 0101 03CHECK 139.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8505 PAGE 928

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 9.00
TOTAL 139.50
CHECK 139.50

12/11/91 01 11:19 0001 1527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.8.6.2 5.

IDENTIFICATION REFERENCE

DEC 11 11 17 AM '91

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

No. 484067