BOOK 8530 PAGE 274

THIS INSTRUMENT PREPARED BY:

DENNEY, LACKEY & CHERNAU
Third National Financial Center
13th Floor, 424 Church Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER AS FOLLOWS:
Robert C. Andrews
Holly Robinett Andrews
3608 Woodmont Blvd.
Nashville, TN 37215

SEND TAX BILLS TO:
Heritage Federal
123 5th Ave., N
Franklin, TN 37064

MAP-PARCEL NOS.
117-5-73
(07DA-10470)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $233,000.00.

Holly Robinett Andrews
Affiant

Subscribed and sworn to before me this 14th day of January, 1992.

Diana L. Sarazin
Notary Public

My commission expires: June 3, 1993

7.7.3 3.1.

IDENTIFICATION

JAN 16 3 18 PM '92

MAIL ENV.

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIDELITY FEDERAL BANK, A FEDERAL SAVINGS BANK,** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HOLLY ROBINETT ANDREWS AND HUSBAND, ROBERT C. ANDREWS,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

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, Register's Office for Davidson County, TN.

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 Fidelity Federal Bank, a Federal Savings Bank by Successor Trustee's Deed of record in Book 8399, page 119, Register's Office for Davidson County, Tennessee. The said Successor Trustee's Deed evidencing a foreclosure sale authorized and permitted by an Order of the United States Bankruptcy Court for the Middle District of Tennessee signed by George C. Paine II, Bankruptcy Judge, a copy of which is attached hereto as Exhibit "A".

This is improved property known as 3608 Woodmont Blvd., Nashville, TN 37215.

The conveyance of the above described parcel of land is specifically made subject to: (a) all matters shown on the Plan of

the Henry Sperry Subdivision, as of record in Book 974, page 21, said Register's Office, (b) taxes for the year 1992 and subsequent years, taxes for the year 1992 having been prorated among the parties and assumed by the Grantee, and (c) Deed of Easement as of record in Book 6921, page 132, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand of a duly authorized officer of the said Grantor this 14th day of January, 1992.

FIDELITY FEDERAL BANK, A FEDERAL SAVINGS BANK

By: _____
Stephen P. Moody, Assistant Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen P. Moody, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant Vice President of FIDELITY FEDERAL BANK, F.S.B., and that he as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself this 14th day of January, 1992.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 1992.

_____
NOTARY PUBLIC

My Commission Expires: 7/24/93

WD.504

Exhibit "A" to Limited Warranty Deed

RECEIVED FOR ENTRY
JUN 07 1991
G. SLEDGE

IN THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE:
Douglas Eugene Phillips,
Debtor.

Case No. 90-09184-GPJ-7
Chapter 7
Judge Paine

BOOK 8530 PAGE 276

AGREED ORDER FOR SURRENDER AND ABANDONMENT OF REAL PROPERTY

It appearing to the Court that the parties have agreed, as evidenced by the signatures of their counsel and the Trustee set forth below, that the Debtor will surrender and the Trustee will abandon any and all interest they have in certain real property described in Exhibit, A attached hereto;

It is therefore ORDERED that the real property described in Exhibit A, and the improvements thereon, be, and hereby are, surrendered and abandoned, and the bankruptcy stay is lifted for said purposes; and

It is further ORDERED that Fidelity Federal Bank, a Federal Savings Bank ("Fidelity Federal", formerly known as Fidelity Federal Savings and Loan Association of Tennessee) is authorized, at its discretion, to foreclose upon and sell the above-described property and apply the proceeds therefrom to reduce or pay off the indebtedness owed to it by the Debtor, with any excess proceeds being paid to the Trustee in this bankruptcy;

Entered this 4 day of June, 1991

United States Bankruptcy Judge

Approved for Entry:

DENNEY, LACKEY & CHERNAU

BY:
John T. Cook
Third National Financial Center
424 Church Street
13th Floor
Nashville, Tennessee 37219
Attorneys for Fidelity Federal
(615) 244-5480

William Lamar Newport, Esq.
303 Church Street
Suite 100
Nashville, Tennessee 37201
Attorney for Debtor
(615) 726-1766

David G. Rogers
PO Box 1429
Brentwood, Tennessee 37024
Chapter 7 Trustee

Exhibit A

Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No. 6 and the westerly 90 feet of Lot 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.

This is improved property known as: 3608 Woodmont Boulevard
Nashville, Tennessee 37215

7588 01/16 0101 03CHECK 872-10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	2330.00
			ERR	CO
			CAMT	2330.00-
			CAMT	233000.00
			CON TX	862.10
			PRFEE	1.00
			WDEED	9.00
			TOTAL	872.10
			CHECK	872.10

01/16/92 01 15:17 0001 7588

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.3 3.1.

IDENTIFICATION REFERENCE

JAN 16 3 10 PM '92

FELIX Z. WILSON, II
REGISTER

No. 493989