Box 14

Box 14

BOOK 8541 PAGE 427

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP AND PARCEL NO.
Fidelity Federal Bank,a Federal Savings Bank 401 Union Street Nashville, Tennessee 37219	Same.	051-15-0-A-077CO 11DZ-17351

*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 $34,500.00.

William L. Rosenberg
Affiant

Subscribed and sworn to before me this 31st day of January, 1992.

Susan Calvert Rogers
Notary Public
My Commission Expires: 3/3/93

8 1 1 1 8

IDENTIFICATION REFERENCE

FEB 3 1 02 PM '92

DAVIDSON COUNTY, TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 17, 1985, of record in Book 6610, page 656, Register's Office for Davidson County, Tennessee, Patricia Ann Wright Gaddes, and husband, William Thomas Gaddes 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 8486, page 779, 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 January 9, January 16, January 23, 1992, 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 January 31, 1992 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 Four Thousand Five Hundred and 00/100ths ($34,500.00) 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 6610, page 656, 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. N-77 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Quail Creek Homeowners' Association, all as described in Book 6328, page 44, et seq.

Being the same property conveyed to Patricia Ann Wright Gaddes, by deed from Quail Creek, Inc. as of record in Book 6610, page 653, said Register's Office.

This is improved property known as: 420 Walton Lane, N-77
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 6328, pages 89-90, Register's Office for Davidson County, Tennessee; Master Deed of Quail Creek Homeowner's Association of record in Book 6328, page 44, said Register's Office; By-Laws of Quail Creek Homeowner's Association, Inc. of record in Book 6328, page 74, 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 31st day of January, 1992.

William L. Rosenberg
Successor Trustee

TP 92 03 0101 030HECK 134.65

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.

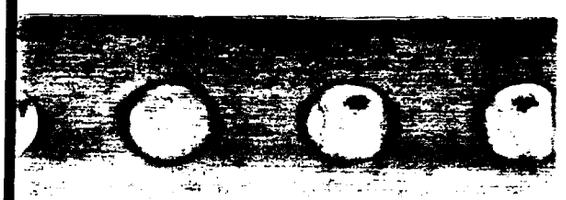
WITNESS my hand, at office, this 31st day of January, 1992.

Susan C. Rosenberg
Notary Public

My Commission Expires:
3/3/92

SUSAN C. ROSENBERG 335 NOTARY PUBLIC AT LARGE STATE OF TENN.

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



RECEIVED OF _____

FOR _____

BOOK 8541 PAGE 429

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 34500.00
CON TX 127.65
PRFEE 1.00
WDEED 6.00
TOTAL 134.65
CHECK 134.65

02/03/92 01 13:42 0001 7729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8111.18

IDENTIFICATION REFERENCE

FEB 3 1 12 PM '92

DAVIDSON COUNTY, TN.

No. 498354