Loan No. 01-551544-1
G#7886-3
STATE OF TENNESSEE)
COUNTY OF Davidson)

MAP 131-05-B
PARCEL 44CO
FIELD BOOK 07DA-922A5

The actual consideration or value, whichever is greater, for this transfer is $ 49,000.00 .

Anglea D. Sanders
Affiant

Subscribed and sworn to before me this the 27th day of February, 1992.

My Commission Expires: 7/24/93

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C.
424 Church Street, Suite 1350, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:
Anglea D. Sanders and
Lois Ann Sanders
446 Summit Ridge Place
Nashville, TN 37215

SEND TAX BILLS TO:
Fidelity Federal Bank, FSB
401 Union Street
Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all 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 ANGLEA D. SANDERS, unmarried, and LOIS ANN SANDERS, a married woman, hereinafter called the "Grantees", their heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 446, Four Seasons Condominium, of record in Book 5050, Page 30, a Condominium Development Exhibit to Master Deed of record in Book 6841, page 349, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Fidelity Federal Bank, a Federal Savings Bank, its successors and assigns, by Deed from William L. Rosenberg, Successor Trustee, of record in Book 8493, Page 876, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS is improved property known as 446 Summit Ridge Place, Nashville, TN 37215.

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, and the heirs and/or assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor 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.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 27th day of February, 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 within 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 his upon oath acknowledged himself to be the Assistant Vice President of the FIDELITY FEDERAL BANK, A FEDERAL SAVINGS BANK, the within named bargainor, a corporation, and that he as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 27th day of February, 1992.

My Commission Expires: 9/16/95

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

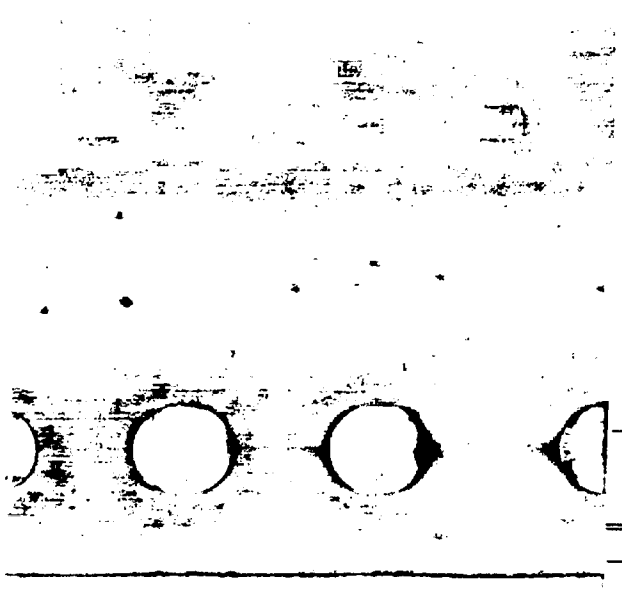
f:\files\SANDERS.WD

88402

IDENTIF. TREFERENCE

MAR 2 11 04 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

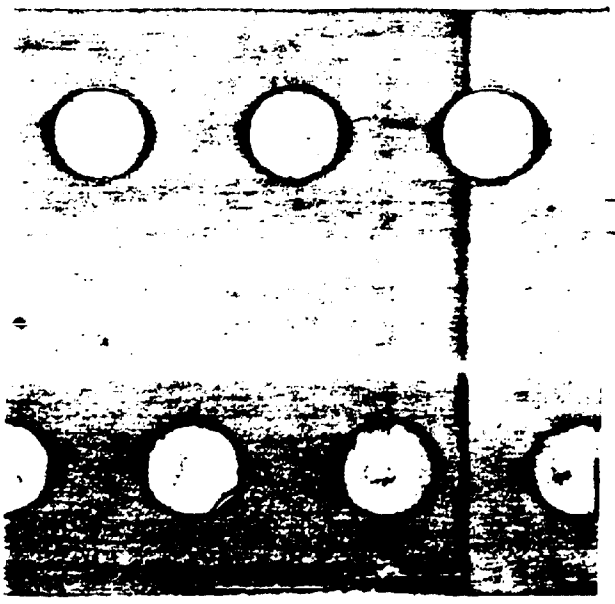
BOOK 8562 PAGE 607

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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 6.00
TOTAL 188.30
CHECK 188.30

03/02/92 01 11:03 0001 1987



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88402

IDENTIF. REFERENCE

MAR 2 11 04 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 506491