This Instrument Prepared by: Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Send Tax Bills to:
Fidelity Federal Bank, F.S.B.
401 Union Street
Nashville, Tennessee 37219-1788

Map 50-7
Parcel 28

SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 6th day of March, 1992, by Darlene T. Marsh, acting as Successor Trustee as hereinafter provided, to Fidelity Federal Bank, F.S.B..

W I T N E S S E T H:

WHEREAS, James S. Sweeney, Jr. and wife, Patricia M. Sweeney executed a certain Deed of Trust dated July 18, 1985 to Vaden Lackey, Jr., Trustee, of record in Book 6610, page 824, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"), which conveyed certain real property in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, by instrument dated January 24, 1992 and of record in Book 8537, page 967, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust, Fidelity Federal Bank, F.S.B., appointed Darlene T. Marsh as Successor Trustee in accordance with the provisions contained in said Deed of Trust; and

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain Note, dated July 18, 1985, executed by James S. Sweeney, Jr. payable to the order of Fidelity Federal Savings & Loan Association of Tennessee, now known as Fidelity Federal Bank, F.S.B. (the "Note"), and in the Deed of Trust, which secures the indebtedness therein described, the said indebtedness so secured being, among others the Note; and

WHEREAS, the entire indebtedness evidenced by the Note, and secured by the Deed of Trust is past due and unpaid, and payment not having been made as demanded, and the owner and holder of said indebtedness having requested said Successor Trustee to foreclose

the Deed of Trust as provided therein, the Successor Trustee, after due advertisement as required by law and by the terms of the Deed of Trust offered the real property securing the Note for sale at public outcry at the front door of the Courthouse, Nashville, Davidson County, Tennessee, on the 6th day of March, 1992 at 12:00 o'clock noon, free from all equity of redemption, statutory right of redemption, homestead, statutory right to an elective share, and all other rights or exemptions of every kind, all of which were expressly waived in said Deed of Trust, when and where Fidelity Federal Bank, F.S.B. became the highest and best bidder for cash at the price of Fifteen Thousand Two Hundred Fifty and No/100 Dollars.

NOW, THEREFORE, in consideration of the premises, and of the sum of Fifteen Thousand Two Hundred Fifty and No/100 Dollars ($15,250.00) cash in hand paid, Darlene T. Marsh acting as Successor Trustee, has bargained and sold, and by these presents does hereby transfer, assign, and convey unto Fidelity Federal Bank, F.S.B., its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Village By the Creek, Section Five, as of record in Book 6250, page 221, said Register's Office.
>
> Said Lot No. 138 fronts 30.00 feet on the northerly side of Brickmont Court and runs back 160.62 feet on the northerly line and a total of 150.64 feet on the southerly line to a broken line in the rear which measures a total of 175.48 feet thereon.
>
> Being the same property conveyed to James S. Sweeney, Jr. by deed from Steve F. Nehlig and wife, Valerie A. Nehlig as of record in Book 6443, page 330, said Register's Office.

Together with all the improvements erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures to the property.

This is improved property also known as 804-806 Brickmont Drive, Whites Creek, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fidelity Federal Bank, F.S.B, its successors and assigns, in

as full and ample a manner as the said Darlene T. Marsh, acting as Successor Trustee, has power to convey the same, but not further or otherwise.

Said property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens).

IN WITNESS WHEREOF, the said Darlene T. Marsh, acting as Successor Trustee, has hereunto set her hand as of the day and year first above written.

Darlene T. Marsh, S.T.

Darlene T. Marsh
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $15,250.00.

Darlene T. Marsh
Affiant

Sworn to and subscribed before me this 6th day of March, 1992.

Linda J. Boggess
Notary Public

My commission expires: 9-24-94

4221 03/06 0101 03CHECK 69.24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Darlene T. Marsh, Successor Trustee, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 1992.

Linda J. Boggess
Notary Public

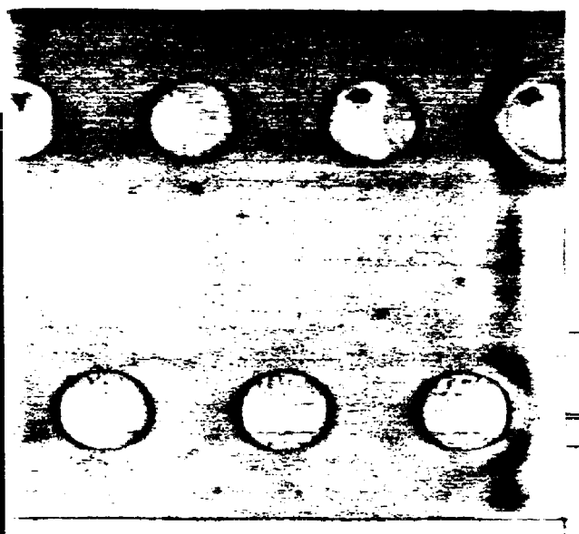
My Commission Expires: 9-24-94

90444

IDENTIFICATION REFERENCE

MAR 6 2 27 PM '92

DAVIDSON COUNTY, TN



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

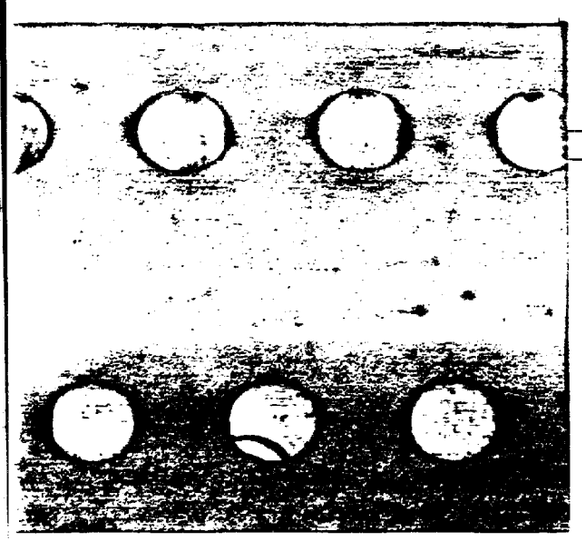
RECEIVED OF _____

FOR _____

BOOK 8569 PAGE 108

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	15250.00
			CON TX	56.24
			PRFEE	1.00
			WDEED	12.00
			TOTAL	69.24
			CHECK	69.24
03/06/92	01		14:27 0001	4221



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90447

IDENTIFICATION REFERENCE

MAR 6 2 27 PM '92

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 508693