BOT 30

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, TN 37219-1788

Map 131-7
Parcel 173

SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 20th 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 E. Ward executed a certain Construction Loan Deed of Trust dated September 9, 1986, to Vaden Lackey, Jr., Trustee, of record in Book 6975, page 756, Register's Office for Davidson County, Tennessee, as amended by Instrument of Correction of record in Book 7677, page 95, said Register's Office, and by Agreement for Conversion and Extension of Construction Loan and Deed of Trust to Permanent Adjustable Rate Mortgage of record in Book 7677, page 97, said Register's Office, (collectively, the "Deed of Trust"), which conveyed certain real property in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, by instrument dated January 29, 1992, and of record in Book 8542, page 122, 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 Construction Loan Adjustable Rate Deed of Trust Note, dated September 9, 1986, executed by James E. Ward payable to the order of Fidelity Federal Savings & Loan Association of Tennessee, now known as Fidelity Federal Bank, F.S.B., as amended by Extension Agreements dated April 6, 1987, June 23, 1987, September 29, 1987, January 1, 1988, and April 1, 1988, and by Agreement for Conversion

and Extension of Construction Loan and Deed of Trust to Permanent Adjustable Rate Mortgage of record in Book 7677, page 97, said Register's Office, (collectively 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 20th day of March, 1992 at 12:00 o'clock noon, free from all equity of redemption, statutory right of redemption, homestead, dower, curtesy 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 One Hundred Thirty-Five Thousand Dollars ($135,000.00).

NOW, THEREFORE, in consideration of the premises, and of the sum of One Hundred Thirty-Five Thousand Dollars ($135,000.00) 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:

> Being Lot No. 2B of the Zone Lot Division of Lot 2 of the Resubdivision of Parcel 69, Tupili Reddi of record in Book 6200, page 583, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to James E. Ward by deed from Graystone Properties, a partnership composed of James E. Ward and E.T. Bumpous, IV, of record in Book 7116, page 150, as corrected by Instrument of Correction of record in Book 7677, page 95, said Register's Office.

Together with all the improvements, tenements and appurtenances erected on or attached to the property, all easements

serving or benefiting said property, and any and all fixtures attached to said property and all leases, rents, issues and profits, which may arise or be derived from said property.

This is improved property also known as 4405A Belmont Park Terrace, Nashville, Tennessee 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 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 $135,000.00.

Darlene T. Marsh, S.T.
Affiant

Sworn to and subscribed before me this 19th day of March, 1992.

Linda L. Boggess
Notary Public
My commission expires: 9-24-94

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 19th day of March, 1992.

Linda L. Boggess
Notary Public

My Commission Expires: 9-24-94

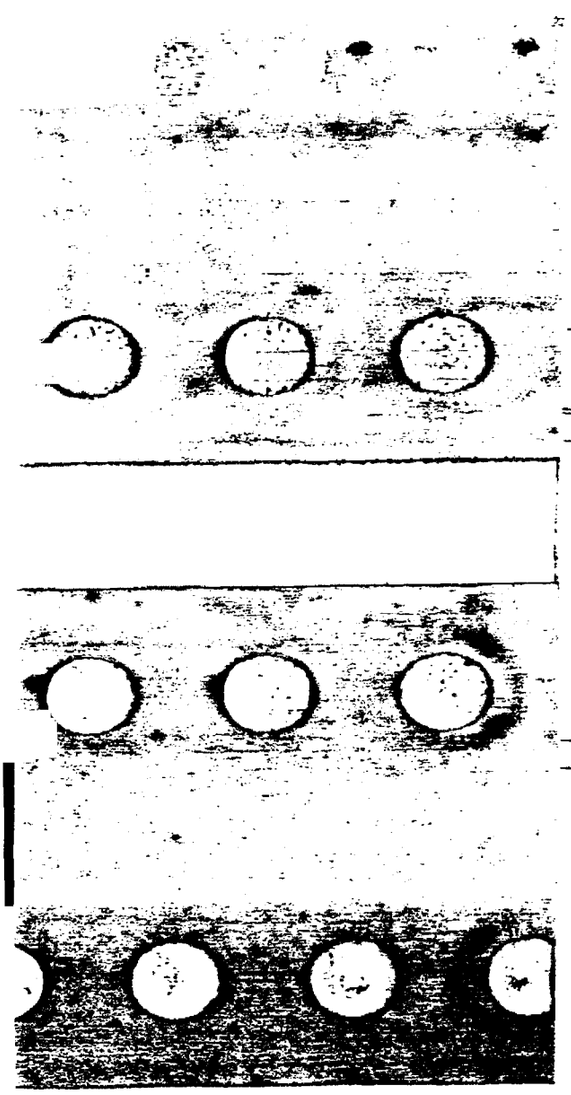
94246

IDENTIFICATION REFERENCE

MAR 20 12 59 PM '92

DAVIDSON COUNTY, TN

8596 03/20 0101 03CHECK 512.50



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

RECEIVED OF _____

FOR _____

BOOK 8579 PAGE 768

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 135000.00
				CON TX 499.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 512.50
				CHECK 512.50
03/20/92	01			12:50 0001 8596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94246

IDENTIFICATION REFERENCE

MAR 20 12 50 PM '92

DAVIDSON COUNTY, TN

No. 513001