Davidson County DEEDQC
Recvd: 02/24/09 09:45 4 pgs
Fees:22.00 Taxes:0.00
20090224-0015979

This Instrument Prepared by and Returned to:

Ronald Brown, Esquire
Pedcor Financial Bancorp
770 3rd Avenue
Carmel, IN 46032

Property Address:
100 Robert Cartwright Drive
Goodlettsville, TN 37072
Improved Land
Tax Parcel No:
#33/21; 33/40; 33/42

Name and Address of New Owner:

United Fidelity Bank, f.s.b.
Attn: Donald R. Neel
18 N.W. Fourth Street
Evansville, Indiana 47706

Send Tax Bill to:

Pedcor Investments-2006-XCIV, L.P.
P.O. Box 574
Carmel, IN 46032

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That Fidelity Federal Bancorp, an Indiana corporation ("Grantor"), QUITCLAIMS to United Fidelity Bank, f.s.b, a federal savings bank ("Grantee"), for the sum of Ten and no/100 Dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Davidson County, Tennessee:

That certain real property described on Exhibit "A" attached hereto and incorporated herein by reference as if set forth verbatim.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 31 day of December, 2008.

FIDELITY FEDERAL BANCORP

By: Donald R. Neel
Donald R. Neel, President

STATE OF INDIANA)
) SS:
COUNTY OF Vanderburgh)

Before me, a Notary Public in and for said County and State, personally appeared Donald R. Neel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and, who, upon oath acknowledged himself to me to be the President of Fidelity Federal Bancorp, the within named bargainor, and that he in such capacity, executed the foregoing instrument for the purposes therein contained, by signing his name as President for and on behalf of the corporation.

Witness my hand and Notarial Seal this 31 day of December, 2008.

KRISTI R. KRACK
Resident of Vanderburgh County, IN
Commission Expires: January 29, 2009

Kristi R. Krack
) Notary Public

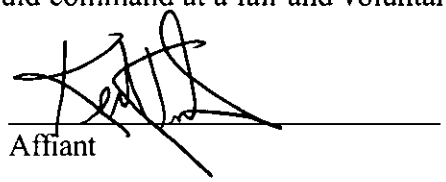
My Commission Expires:

1-29-09

County of Residence:

Vanderburgh

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer of value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



Affiant

Subscribed and sworn to before me this 31 day of December, 2008.

Kristi R. Krack

Notary Public

My Commission Expires

1-29-09



KRISTI R. KRACK
Resident of Vanderburgh County, IN
Commission Expires: January 29, 2009

Exhibit A

Dry Creek Apartments Phase I, as shown by the plat thereof, dated August 14, 2007, and recorded September 18, 2007 at Instrument No. 20070918-0111821.

Together with cross easements for roadway access, recreation facilities, sewer and
utilities as contained in the Cross Easement Agreement between Pedcor Investments2006-XCIV, L.P. and Pedcor Investments, A Limited Liability Company, dated June 6, 2007, recorded June 7, 2007 at Instrument No. 20070607-0068500.

Being the same property conveyed to Fidelity Federal Bancorp by Special Warranty Deed recorded as Instrument No. 20071207-0141534.