Davidson County DEEDQC
Recvd: 02/24/09 09:46 5 pgs
Fees:27.00 Taxes:0.00
20090224-0015980

This Instrument Prepared by and Returned to:

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

Property Address:
201 Kothe Way
Antioch, TN 37072

Tax Parcel No:
#149/189

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-XCII, 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

SEAL

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

Exhibit A
Phase I
PROPERTY DESCRIPITON

Parcel 1

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF ANDERSON ROAD, SAID PIN BEING LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO D.H. PEPPERS, ET AL, BY DEED OF RECORD IN BOOK 11430; PAGE 540 IN THE REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE;

THENCE, WITH THE SOUTHERLY MARGIN OF ANDERSON ROAD, SOUTH 87°37'56" EAST 80.80 FEET TO A SET IRON PIN, SAID PIN BEING THE EASTERLY BOUNDARY OF THE 100 FOOT TVA EASEMENT OF RECORD IN BOOK 437; PAGE 21 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING THE RIGHT OF WAY OF ANDERSON ROAD AND ALONG THE EASTERLY BOUNDARY OF THE SAID EASEMENT, SOUTH 41° 48' 22" EAST 441.88 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHWESTERLY TERMINUS OF FOREST TRACE DRIVE, SAID PIN BEING THE SOUTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO JIMMY W., JR. & SHAMICA C. JAMISON BY DEED OF RECORD IN INSTRUMENT NO. 20021209-0151384, R.O.D.C.TN., BEING LOT 64 OF FOREST COVE PHASE 1, SAID PLAT OF RECORD IN PLAT BOOK 9700, PAGE 755, R.O.D.C.TN., SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 2 OF THE WEATHERLY RIDGE APARTMENTS;

THENCE, LEAVING THE SOUTHEASTERLY CORNER OF SAID LOT 64 AND WITH THE BOUNDARY OF LOT 2, THE FOLLOWING COURSES:

SOUTH 48°11'38" WEST 50.00 FEET TO A SET IRON PIN;
SOUTH 41°48'22" EAST 396.83 FEET TO A SET IRON PIN;
SOUTH 48°08'05" WEST 157.90 FEET TO A SET IRON PIN;
SOUTH 41°51'54" EAST 213.27 FEET TO A SET IRON PIN;
NORTH 48°08'05" EAST 167.68 FEET TO A SET IRON PIN;
SOUTH 41°48'22" EAST 48.07 FEET TO A SET IRON PIN;
SOUTH 24°42'40" WEST 311.28 FEET TO A SET IRON PIN;
SOUTH 35°29'19" WEST 30.79 FEET TO A SET IRON PIN;
SOUTH 16°47'25" WEST 200.77 FEET TO A SET IRON PIN;
SOUTH 27°28'23" EAST 220.03 FEET TO A SET IRON PIN;
SOUTH 16°47'25" WEST 419.08 FEET TO A SET IRON PIN;
SOUTH 44°55'13" EAST 107.57 FEET TO A IRON PIN LOCATED IN THE WESTERLY BOUNDARY OF FOREST VIEW PARK, SECTION ONE , SAID PIN BEING THE WESTERLY CORNER OF THE PROPERTY CONVEYED TO ANGEL A. GUZMAN-CONCUA BY DEED OF RECORD IN INSTRUMENT NO. 20041001-0118812, R.O.D.C.TN., BEING LOT 222 OF FOREST VIEW PARK, SECTION ONE, SAID PLAT OF RECORD IN PLAT BOOK 3700, PAGE 110, R.O.D.C.TN.,

THENCE , CONTINUING ALONG THE WESTERLY BOUNDARY OF FOREST VIEW PARK SECTION ONE, SOUTH 45°28'7" WEST 50.00 FEET TO A SET IRON PIN, SAID PIN BEING THE SOUTHWEST CORNER OF FOREST VIEW PARK SECTION ONE;

THENCE, SOUTH 44°55'13" EAST 85.00 FEET TO A SET IRON PIN LOCATED ALONG THE SOUTHERLY BOUNDARY OF FOREST VIEW PARK SECTION ONE;

THENCE, WITH A CURVE TO THE RIGHT (Δ = 93°20'38": R=25.0 FEET) A DISTANCE OF 40.73 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF FOREST VIEW DRIVE;

THENCE , ALONG THE WESTERLY MARGIN OF FOREST VIEW DRIVE, SOUTH 45°26'06" WEST 59.39 FEET TO A SET IRON PIN, SAID PIN BEING LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JOHN E. CAIN III BY DEED OF RECORD IN BOOK 11661; PAGE 284 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TAX MAP 149; PARCEL 373;

THENCE, LEAVING THE RIGHT OF WAY OF FOREST VIEW DRIVE AND ALONG THE NORTHEASTERLY BOUNDARY OF JOHN E. CAIN III PROPERTY THE FOLLOWING COURSES:

NORTH 45°14'05" WEST 189.44 FEET TO A SET IRON PIN;
NORTH 16°41'03" EAST 511.08 FEET TO A SET IRON PIN;
NORTH 47°05'53" WEST 920.60 FEET TO A SET IRON PIN, SAID PIN BEING LOCATED ALONG THE EASTERLY BOUNDARY OF THE PROPERTY CONVEYED TO D. H. PEPPERS, ET AL, BY DEED OF RECORD IN BOOK 11430; PAGE 540, R.O.D.C.TN;

THENCE, ALONG THE EASTERLY BOUNDARY OF THE PEPPERS' PROPERTY, NORTH 02°49'29" EAST 325.90 FEET TO A SET IRON PIN;

THENCE, CONTINUNING ALONG THE EASTERLY BOUNDARY OF THE PEPPERS' PROPERTY, NORTH 02°37'21" EAST 621.40 FEET TO THE POINT OF BEGINNING, CONTAINING 676,490 SQUARE FEET, 15.54 ACRES, MORE OR LESS;

SAID PROPERTY BEING PART OF PARCEL 189 ON TAX MAP 149 AND A PORTION OF THE PROPERTY CONVEYED TO JOHN E. CAIN III, TRUSTEE, OF RECORD IN BOOK 11661, PAGE 284, R.O.D.C.TN.;

Parcel 2

TOGETHER WITH THOSE APPURTENANT EASEMENTS FOR ACCESS, UTILITIES AND SHARED RECREATIONAL FACILITIES AS CREATED IN THAT CERTAIN CROSS EASEMENT AGREEMENT BETWEEN PEDCOR INVESTMENTS-2006-XCII, L.P. AND PEDCOR INVESTMENTS, A LIMITED LIABLITY COMPANY, DATED DECEMBER 5 2006, RECORDED DECEMBER 11, 2006 AS INSTRUMENT NO. 20061211-0152753

PARCEL 189, TAX MAP 149
WEATERLY RIDGE APARTMENTS-PHASE I
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Being the same property conveyed to
Fidelity Federal Bancorp by
Warranty Deed recorded as Instrument
No. 20080403-0033969