875

THIS INSTRUMENT PREPARED BY:
EARL THOMPSON, ATTORNEY
Post Office Box 2868
Nashville, Tennessee 37219

ADDRESS NEW OWNER AS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Old Hickory Employees Credit Union 1000 Industrial Road Old Hickory, Tennessee 37138	Same Same Same	83-6 Par 289

Mail

BOOK 5863 PAGE 234

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated the 28th day of July, 1981, which Deed of Trust is of record in Book 5776, Page 780, Register's Office for Davidson County, Tennessee, Jerry W. Craighead and wife, Wanda W. Craighead, conveyed to D. J. Brewer, Trustee, the hereinafter described real estate to secure a Note of even date described in said Deed of Trust, said Note being payable to the Old Hickory Employees Credit Union of Old Hickory, Tennessee; and

WHEREAS, default was made in the terms, conditions, and payments of said Note and Deed of Trust and accordingly, at the request of the Old Hickory Employees Credit Union, the lawful holder of said indebtedness and by virtue of the powers vested in me as Trustee in said Deed of Trust, did advertise the hereinafter described real property as required by the terms of said Deed of Trust by giving twenty (20) days notice by three (3) publications of notice by the Trustee of said Trustee's Sale in The Nashville Record, a newspaper published in Davidson County, Tennessee. Said notices appeared in said paper on the 11th, 18th and 25th days of February, 1982. Said sale was advertised for cash and in bar of the equities of redemption, dower, and homestead, as provided in said Deed of Trust of record in said Deed Book 5776, Page 780, Register's Office for said County, as aforesaid.

Pursuant to and in accordance with said advertisements, I, D. J. Brewer, Trustee, did on Wednesday, March 10th, 1982, at 12:45 o'clock P.M. at the South Door of the Courthouse in Nashville, Davidson County, Tennessee, offer for sale at public auction to the highest and best bidder for cash the hereinafter described real estate and in bar of the herein described equities as provided

in said Deed of Trust and at which time after soliciting for competitive bids sold said property to Old Hickory Employees Credit Union for the sum of THIRTY THOUSAND DOLLARS ($30,000.00) to apply on the indebtedness due to it and expenses which the aforesaid Deed of Trust secured, said bid being the only, last and highest bid.

NOW, THEREFORE, for and in consideration of the premises, I, D. J. Brewer, Trustee, do hereby sell, transfer, deliver and convey to Old Hickory Employees Credit Union, a Tennessee corporation, in fee simple and in bar of all equities herein mentioned, the following described tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

> Being the northerly part of Lot No. 5 on the Map of H. B. Blue's Subdivision of the southerly part of Lot No. 2 of the Brownsville Addition, as of record in Book 161, Page 134, Register's Office for said County, described as follows:
>
> Beginning at the southwest corner of the Porter Road and Seymour Avenue, formerly Watkins Street; thence with the westerly margin of said Road, southwardly 54-1/2 feet to the northeast corner of the property conveyed to W. A. Worsham and wife, by deed from F. C. Cunningham and wife, of record in Book 589, Page 198, said Register's Office; thence with said Worsham's northerly line, westwardly 170.6 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 50 feet, more or less, to the southerly margin of Seymour Avenue; thence with said Avenue, eastwardly 195.4 feet to the beginning.
>
> Being part of the property devised to Kenneth Michael Ballew, as devisee under the Will of Daisey B. Ballew, deceased, of record in Will Book 110, Page 25, Probate Court of said County.
>
> Also, being the same property conveyed to Jerry W. Craighead and wife, Wanda W. Craighead, by deed from Kenneth Michael Ballew and wife, Mary Lezette Ballew, of record in Book 5322, Page 131, Register's Office for said County.

I, D. J. Brewer, Trustee, do hereby convey to Old Hickory Employees Credit Union all the rights conveyed to me as Trustee,

including all covenants and warranties as I, D. J. Brewer, Trustee, may lawfully make, all my actions in the premises are done solely as Trustee and not otherwise, and under the power vested in me under the Deed of Trust wherein I was appointed Trustee and as herein referred to and not as an individual or otherwise. This sale is made subject to any and all unpaid taxes that may appear of record and subject to any restrictive covenants, easements, setback lines and any and all prior liens and encumbrances against the property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of March, 1982.

D. J. Brewer Trustee
D. J. BREWER, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Bennette A. Hanson a Notary Public in and for said County and State, D. J. BREWER, TRUSTEE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 12th day of March, 1982.

Bennette A. Hanson
Notary Public

My Commission Expires:

8-7-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE OF THIS TRANSFER IS GREATER FOR THIS
TRANSFER IS $30,000.00
A. J. Brewer
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF MARCH 1982
Bennette A. Hanson
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-7-83

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IDENTIFICATION REFERENCE

MAR 18 1 13 PM '82

FELIX Z. HASLAM, REGISTER
DAVIDSON COUNTY, TENN.