This Instrument Prepared By:

O. Wade Nelson

GOODPASTURE, CARPENTER & WOODS
Nashville, Tennessee

BOOK 5879 PAGE 828

TRUSTEE'S DEED Map. 96-11 Par. 12

WHEREAS, by Deed of Trust dated August 21, 1980, recorded in Book 5646, page 678, Register's Office for Davidson County, Tennessee, Gloria W. Scarborough conveyed to Thomas H. Burke, Trustee, the real estate hereinafter described, to secure a note dated August 21, 1980 in the amount of $34,650 payable to U.S. Courthouse Credit Union, in monthly installments of $548.38 each, with interest at 14.5 percent per annum; and

WHEREAS, default was made in the payment of said note, the lawful owner called upon Thomas H. Burke, Trustee, to advertise the property for sale pursuant to the provisions of said Deed of Trust. The Trustee did, therefore, pursuant to the authority vested in him as Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the property by publishing a notice of sale in The Nashville Record, a newspaper published in Davidson County, Tennessee advertising the sale of property on April 19, 1982 at 12:00 noon at the Courthouse in Nashville, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes and any lein which take priority as a matter of law.

Pursuant to said notice of sale, the Trustee, at the time and place fixed therein, offered the property for sale to the highest bidder for cash and sold said property to U.S. Courthouse Credit Union for the sum of $43,696.07 this being the highest and best bid received therefore.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid necessary to pay its note, as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto U.S. Courthouse Credit Union, their successors and assigns, the following described real estate located in Davidson County, State of Tennessee, and more particularly described as follows:

Buyer and Pay Bills
U.S. Courthouse Credit Union
2 Ft 9 Road
Nashville, TN

Land in Davidson County, Tennessee bing Lot No. 529 on the Map of Cloverhill Subdivision, Section VIII, of record in Book 2331, pages 10 and 11, Register's Office for said County, desribed as follows:

Said Lot No. 529 fronts 75 feet on the northwesterly side of Crosswood Drive and extends back 263 feet on the northeasterly line and 215 feet on the southwesterly line to an irregular line in the rear on which it measures 87 feet.

Being the same property conveyed to James L. Scarborough and wife, Gloria W. Scarborough, by deed from Wedgewood Builders, Inc., of record in Book 2700, page 143, Register's Office for Davidson County, Tennessee; the said James L. Scarborough having since died, property now vests solely in Gloria W. Scarborough.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said U.S. Courthouse Credit Union, their successors and assigns in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens taking priorty as a matter of law.

And the trustee does hereby transfer, assign and set over to the said U.S. Courthouse Credit Union, their successors and assigns all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but no further or otherwise.

WITNESS my hand this 26th day of April, 1982.

Thomas H. Burke
TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, R. E. Ackerman, a Notary Public in and for said County and State, the within named Thomas H. Burke, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he as Trustee executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 26th day of April, 1982.

R. E. Ackerman
Notary Public

My commission expires: Oct. 21, 1984

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value of this transfer, whichever is greater, is $43,696.07.

x Thomas H. Burke
Affiant

Sworn to and subscribed before me this 26th day of April, 1982.

R. E. Ackerman
Notary Public

My commission expires: Oct. 21, 1984

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IDENTIF. REFERENCE

APR 30 3 28 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

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