Send tax bills to:

Old Hickory Employees Credit Union
1000 Industrial Road
Old Hickory, TN 37138

Prepared by:

D. W. McMackin
McMackin, Garfinkle & McLemore
219 Fifth Avenue, North
Nashville, TN 37219

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TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 19, 1984 and recorded in Book 6220, page 879, Register's Office, Davidson County, Tennessee, Paula G. Conviser and wife, James Whitney Conviser, conveyed to D. J. Brewer, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 31, 1986 and recorded in Book 6778, page 946, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness, and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 13, 20 and 27, 1986, stating that on March 10, 1986 at 12:30 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and any statutory right of redemption arising under Tennessee law; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Old

CASH
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Hickory Employees Credit Union for $61,709.53, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Old Hickory Employees Credit Union (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Being part of a tract of land on the Plan of Dewey E. Moore Lands, according to a survey by M. H. Regen, Surveyor, dated August 19, 1957, and being more particularly described as follows:

BEGINNING at an iron pin in the northeast corner of the property conveyed to Mincy May A. Paradise and husband, as of record in Book 4530, page 583, Register's Office for Davidson County, Tennessee; thence westerly along the Paradise's northerly line 302 feet, more or less, to an iron pin; thence 4 degrees 55 minutes East 439 feet, more or less, to an iron pin; thence South 88 degrees 03 minutes East 306 feet, more or less, to an iron pin; thence South 5 degrees 22 minutes West 460 feet, more or less, to a point in the easterly margin of 35 foot lane and right-of-way. (Said point being 247 feet, north of an iron pin in the easterly margin of said land and right-of-way) thence westerly 35 feet, more or less, to the point of beginning.

Said portion of the above tract also being designated as Lot 26, Conviser Subdivision, Section 3, of record in Book 6200, page 196, Register's Office, Davidson County, Tennessee (formerly designated as Lot No. 1 on the Plan of Resubdivision of Section Two Conviser Subdivision, of record in Book 5800, page 309, said Register's Office).

Being part of the same property conveyed to James Whitney Conviser, a single man by deed from Paul Dennis Streeval and wife, Ruth Marie Streeval of record in Book 5201, page 327, Register's Office of Davidson County, Tennessee and further by Final Decree of the Chancery Court, Part II, Davidson County, Tennessee, entered July 15, 1983 in Minute Book 6100, page 448, said Register's Office.

This is improved property located at 225-227 Hart Lane, Nashville, TN.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assign, forever, but subject to said real estate taxes.

WITNESS my hand on this 10th day of March, 1986.

D W McMackin

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute Trustee, the 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 Nashville, Tennessee on this the 10th day of March, 1986.

Notary Public

My commission expires:

4/17/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $61,709.53.

Affiant

Subscribed and sworn to before me, this 10th day of March, 1986.

Notary Public

My commission expires:

4/17/88

RECEIVED
MAR 17 11 13 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

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