Send tax bills to:

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

Prepared by:

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

60-12;154
12DZ07893

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 7, 1984 and recorded in Book 6316, page 123, Register's Office, Davidson County, Tennessee, J. Whitney Conviser and wife, Paula K. Conviser, conveyed to D. J. Brewer, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated Jan. 31, 1986 and recorded in Book 6778, page 945, 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 12:00 noon 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

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 Hickory Employees Credit Union for $ 28,143.50, which amount was the highest, best, and last bid.

CASH
6.00
03417
3546

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Swisher Subdivision of record in Plat Book 5800, page 129, Register's Office for said County, more particularly described as follows:

Beginning at a point on the northerly side of Hart Lane; thence along said Lane, North 82 degrees 17' 48" West 94.59 feet to a point; thence on an arch of a curve having a radius of 25 feet, 38.25 feet to a point; thence North 5 degrees 21' 57" East 132.68 feet to a point; thence South 83 degrees 49' 34" East 118.48 feet to a point; thence South 5 degrees 21' 26" West 159.84 feet to the point of beginning.

Being the same property conveyed to J. Whitney Conviser and wife, Paula K. Conviser by deed from Samuel R. Pierce, Jr. of record in Book 6311, page 840, Register's Office of Davidson County, Tennessee.

This is improved property located at 219 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 assigns forever, but subject to said real estate taxes.

WITNESS my hand on this the 10th day of March 19 86.

D. W. McMackin
Substitute Trustee

FILED
MAR 17 11 14 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
83491

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, TN, on this the 10th day of March, 19 86.

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 $ 28,143.50.

D. W. McMackin
Affiant

Subscribed and sworn to before me, this 10th day of March 19 86.

Notary Public

My Commission Expires: 4-17-88