THIS INSTRUMENT WAS PREPARED BY:
EARL THOMPSON, ATTORNEY
Suite 205, Ambrose Building
162 Fourth Avenue, North
Nashville, Tennessee 37219
615/255-7443

SEND TAX BILLS TO:
OLD HICKORY CREDIT UNION
1000 INDUSTRIAL RD
OLD HICKORY, TN 37138

Map 53-2
Par 71.00

TRUSTEE'S DEED

BOOK 7302 PAGE 375

WHEREAS, under a certain Deed of Trust dated September 18, 1980, executed by Troy A. Beasley and wife, Claudine P. Beasley, and recorded in Book 5657, Page 736, Register's Office for Davidson County, Tennessee, to secure the indebtedness therein described and the entire indebtedness having been declared due and payable as provided in said Deed of Trust by the lawful owner and holder of said indebtedness, OLD HICKORY EMPLOYEES CREDIT UNION; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust of record in Book 5657, Page 736, Register's Office for Davidson County, Tennessee and OLD HICKORY EMPLOYEES CREDIT UNION being the holder of said indebtedness and having declared the entire indebtedness and interest due and payable; and

WHEREAS, the lawful holder of said indebtedness having requested D. J. BREWER, TRUSTEE to sell said property in satisfaction of said indebtedness, interest, costs and attorney's fees and all obligations as provided in said Deed of Trust; and

WHEREAS, D. J. BREWER, TRUSTEE, did give more than twenty-one (21) days notice of the time, place and terms of said sale by advertisement in three (3) weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on June 18, 1987, June 25, 1987, and July 2, 1986, stating that on the 14th day of July, 1986 at 12:00 o'clock Noon at the South Door of the Courthouse in Nashville, 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, except the statutory right of redemption was not waived, and subject to any and all unpaid taxes under Tennessee law; and

WHEREAS, on said date (July 14, 1987) said D. J. BREWER, TRUSTEE, offered said property for sale at public outcry and sold said property to OLD HICKORY EMPLOYEES CREDIT UNION for FIFTEEN THOUSAND AND NO/100 ($15,000.00) DOLLARS, which was the amount of the highest and last bid, to apply on said indebtedness, interest and all costs under said Deed of Trust, said bid being the highest and last bid.

NOW, THEREFORE, for and in consideration of the sum of the said highest, best and last bid, hereinabove set out, cash in hand paid, the receipt of which is hereby acknowledged. I, D. J. BREWER, TRUSTEE, do hereby bargain and sell and by these presents do hereby transfer and convey to said OLD HICKORY EMPLOYEES CREDIT UNION, its successors and assigns, as Grantee, the following described property, to-wit:

IDENTIFICATION REFERENCE
47748

FILED JUL 21 2 11 PM '87
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

Being Lots No. 1 and 2 on the Map of the Re-subdivision of Lot No. 306 of Village of Old Hickory, Section C-2, as of record in Book 3842, Page 99, Register's Office for said County, described as follows:

Beginning at a concrete monument in the south line of Lot No. 2 thence with said line, South 89 degrees 10' E 3.9 feet to an iron pin in the west margin of Cunningham Street; thence with said Street, north 0 degrees 45' E 166.4 feet to a concrete monument; thence around a curve in a northwesterly direction 15 feet to an iron pin in the southwesterly margin of Fowler Street; thence in a northwesterly direction with said Street, 53 feet to an iron pin, a corner of Lot No. 1; thence along the northwesterly line of Lot No. 1 South 49 degrees 10' 50" E 179.9 feet to an iron pin; thence with the southerly line of Lot No. 2 North 49 degrees 10' E 12.5 feet to the beginning.

Also being the same property conveyed to Troy A. Beasley and wife, Claudine P. Beasley by deed from Dillard Malone as of record in Deed Book 5132, Page 174, said Register's Office for Davidson County, Tennessee.

This is improved property located at 1300 Cunningham Street, Old Hickory, Tennessee 37138.

The said D. J. BREWER, TRUSTEE, does hereby sell this property as Trustee under said Deed of Trust and not otherwise.

The above-described property is sold subject to any and all unpaid taxes and encumbrances that appear of record, including building restrictions, if any.

WITNESS my hand on this 17th day of July, 1987.

D. J. Brewer Trustee

D. J. BREWER, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. J. BREWER, 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 office on this the 17th day of July, 1987.

NOTARY PUBLIC

My Commission Expires: 11/16/89