Box 19

ADDRESS NEW OWNER AS FOLLOWS:
TENNESSEE TEACHERS CREDIT UNION
P.O. Box 22881
Nashville, TN 37203-2881

THIS INSTRUMENT PREPARED BY:
ROLLIE L. WOODALL
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201

SEND TAX BILLS TO:
SAME

MAP - PARCEL NUMBER:
062-00-0
106.00

BOOK 7463 PAGE 545

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Garland Cross, Jr. and wife, Bonnie W. Cross, executed a Deed of Trust dated August 5, 1985, which was recorded in Book 6626, Page 787, Register's Office for Davidson County, Tennessee, conveying to O.B. Hofstetter, Jr., Trustee, the hereinafter described property to secure payment to Tennessee Teachers Credit Union, a promissory note fully described in said Deed of Trust; and

WHEREAS, by instrument recorded November 12, 1987, in Book 7401, Page 727, said Register's Office, Tennessee Teachers Credit Union, the then owner and holder of said note, appointed the undersigned Successor Trustee in accordance with the provisions of said Deed of Trust; and

WHEREAS, default occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectable; and Tennessee Teachers Credit Union, now the owner and holder of said note, has demanded of the said Successor Trustee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest, and costs as therein provided; and

WHEREAS, Rollie L. Woodall, as Successor Trustee, pursuant to the request of the said owner and holder of said note, under and by virtue of the powers vested in him as such Successor Trustee, did advertise the said real estate three consecutive weeks with more than twenty-one days notice, one insertion of said advertisement appearing in each of the issues on December 31, 1987, January 7, 1988, and January 14, 1988, respectively, in The Nashville Record, a newspaper published in Davidson County, Tennessee; and

WHEREAS, pursuant to said notice, I, the undersigned, Rollie L. Woodall, Substitute Trustee, did offer said property

for sale at public outcry to the highest bidder for cash in hand, and in bar of the rights of redemption, equitable, statutory, or otherwise, homestead, dower, and all other exemptions and rights of every kind but subject to all restrictions of record, all unpaid taxes and other prior mortgages, and liens of record, on Thursday, January 21, 1988, at 12:00 o'clock noon at the main (south) door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Tennessee Teachers Credit Union was the highest, best, and only bidder, the amount of its bid being the sum of five thousand and no one-hundredths Dollars ($5,000.00), and the said Tennessee Teachers Credit Union, being the owner and holder of the indebtedness secured by said Deed of Trust, and the said indebtedness, together with the expense of said sale, amounting to more than said bid, accordingly, said bidder was not requested to pay cash to the Substitute Trustee except the expense of the sale.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Rollie L. Woodall, Substitute Trustee, have bargained and sold, and by these presents do transfer and convey, unto Tennessee Teachers Credit Union, its successors and assigns, the following described property situated in the County of Davidson, State of Tennessee, to-wit:

> BEING Lot No. 2 on the Plan of Isham Culbreath Subdivision of Tract 5 in the unrecorded subdivision of L.P. Forkum Lane as of record in Book 4715, Page 39, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 2 fronts 104.64 feet on the east margin of Pennington Bend Road and runs back 589.72 feet on the northerly line and 590.76 feet on the southerly line to a line in the rear measuring 100 feet thereon.
>
> BEING the same property conveyed to Garland Cross, Jr. and wife, Bonnie W. Cross, by deed from Betty J. Freeze, of record in Book 5789, Page 622, said Register's Office.

This is improved property known as 2715 Pennington Bend Road, Nashville, Tennessee 37214.

This conveyance is made subject to any and all easments and restrictions of record, unpaid taxes, prior mortgages, and any liens of record.

TO HAVE AND TO HOLD said tract of land, together with

all hereditaments, appurtenances, estate, title, and interest thereto belonging to the said Tennessee Teachers Credit Union, its successors and assigns, forever.

I, Rollie L. Woodall, Substitute Trustee under said Deed of Trust, do hereby transfer, assign and convey unto the said Tennessee Teachers Credit Union, its successors and assigns, all of my right, title, and interest in and to the aforesaid property vested in me, and in which I have the right to transfer, in as full and ample manner as I, as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN TESTIMONY WHEREOF, the undersigned, Rollie L. Woodall, Substitute Trustee, has hereunto set his hand this the 3RD day of February, 1988.

Rollie L. Woodall
ROLLIE L. WOODALL, Substitute Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, Herbert R. Rich, a Notary Public of said County and State, the within named ROLLIE L. WOODALL, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3RD day of February, 1988.

Herbert R. Rich
NOTARY PUBLIC

My Commission Expires: May 13, 1990.

HERBERT R. RICH NOTARY PUBLIC DAVIDSON CO. TENN.

AFFIDAVIT

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $91,000.00

Rollie L. Woodall
AFFIANT

Subscribed and sworn to before me, this the 3RD day of February, 1988.

Herbert R. Rich
NOTARY PUBLIC

My Commission Expires: May 13, 1990.

HERBERT R. RICH NOTARY PUBLIC DAVIDSON CO. TENN.

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IDENTIFICATION FEB 4 1988 DAVIDSON COUNTY

3/04/101 CHECK 9.00