43638

THIS INSTRUMENT PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

SEND TAX BILLS TO:

Old Hickory Credit Union
1000 Industrial Rd.
Old Hickory, TN 37138

IDENTIFICATION REFERENCE

JUN 24 1 30 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9628 06/24 0101 03CHECK 9.00

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated November 6, 1987, executed by MILTON H. WATTS, JR. and wife, DONNA G. WATTS and recorded in Book 7402, Page 541, Register's Office for Davidson County, Tennessee, MILTON H. WATTS, JR. and wife, DONNA G. WATTS, conveyed to D. J. Brewer, Trustee, the herein described property, 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 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 7402, Page 541, Register's Office for Davidson County, Tennessee, and OLD HICKORY 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 May 26, 1988, June 2, 1988 and June 9, 1988, stating that on the 16th day of June, 1988, at 2:00 P.m. 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, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, and subject to any and all unpaid taxes under Tennessee law; and

WHEREAS, on the said date (June 16, 1988), said D. J. Brewer, Trustee, offered said property for sale at public outcry and sold said property to **OLD HICKORY CREDIT UNION** for **NINETY FIVE THOUSAND DOLLARS ($95,000.00),** 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, I, D. J. Brewer, Trustee, in pursuance of the power and authority contained in said Deed of Trust, for and in consideration of the sum of the said highest, best and last bid, hereinabove set out, credited and applied as a payment on the indebtedness secured by the aforementioned Deed of Trust, do hereby bargain and sell and by these presents do hereby transfer and convey to said **OLD HICKORY CREDIT UNION,** its successors and assigns, as Grantee, the following described property, to wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated September 27, 1983, by F. E. Head, Surveyor, No. 656, as follows, to wit:

BEGINNING at a point in the northeasterly margin of Ivy Point Road, said point being in a gulley or drain at the northerly end of a bridge across said road, a corner with the property conveyed to Jesse A. Grubbs, the northwest corner of this property; thence with line of Grubbs as follows: North 48 deg. 45 min. East 178 feet to an iron pin; thence North 71 deg. EAst 305 feet to an iron pin; thence North 67 deg. 15 min. EAst 340 feet to an iron pin in line of Walter Knight; thence with fence line of said Knight South 8 deg. 45 min. West 691.2 feet to a point in Sycamore Creek, an iron pin being on north bank of creek as a pointer; thence with said creek as follows: North 44 deg. 30 min. WEst 270 feet to a sycamore tree at the edge of creek; thence South 65 deg. 10 min. West 272 feet to a point in creek, same being margin of aforesaid Ivy Point Road; thence with margin of said road as follows: North 33 deg. 30 min. WEst 102 feet, North 37 deg. 15 min. WEst 101 feet, North 40 deg. West 60 feet and North 42 deg. 45 min. West 71 feet to the beginning, containing 6.08 acres, more or less.

RESERVED is the water from a spring on the above described property by Walter Krantz and Hubert Krantz by instrument of record in Book 1489, page 211, Register's Office for Davidson County, TN.

BEING the same property conveyed to MILTON H. WATTS, JR. and wife, DONNA G. WATTS by Deed from CHARLES E. SPENCER, JR. and wife, ADA PAULETTE SPENCER Of record in Book 6812, Page 163, Registers' Office for Davidson County, TN.

This property is know as 2856 Ivy Point Road, Goodlettsville, Tennessee 37072.

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 and seal on this the 23rd day of June, 1988.

D. J. Brewer Trustee

D. J. BREWER - Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, D. J. Brewer, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 23rd day of June, 1988.

Lisa Lisa Scott
NOTARY PUBLIC

LISA SCOTT NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 11/12/89