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

THIS INSTRUMENT PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street, Second Floor
Hendersonville, TN 37075
822-0030

TRUSTEE'S DEED

5685 01/12 0101 03CHECK 6.00

WHEREAS, under a certain Deed of Trust dated February 29, 1988, executed by JAMES A. MAJORS, JR., and recorded in Book 7481, Page 920, Register's Office for Davidson County, Tennessee, JAMES A. MAJORS, JR. 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 7481, Page 920, 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 December 8, 1988, December 15, 1988 and December 22, 1988, stating that on the 29th day of December, 1988, at 10:00 a.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 (December 29, 1988), said D. J. Brewer, Trustee, offered said property for sale at public outcry and sold said property to **OLD HICKORY CREDIT UNION** for **FORTY FIVE THOUSAND DOLLARS ($45,000.00)**, 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:

> BEING Lot No. 2 on the Map of the Subdivision of Andrew J. Summitt Land on the southerly side of Mooreman's Arm Road in the 12th Civil District and described according to a survey made by R. B. Nichols, Engineer, on July 27, 1946, as follows:

BEGINNING at a point in the southerly margin of Mooreman's Arm Road at the northeast corner of the property conveyed to Ray Stephens and wife, by deed of record in Book 2741, Page 244, Register's Office for Davidson County, TEnnessee; thence southerly with Stephens East line and line extended 200 feet to a dead line; thence easterly and parallel with Mooreman's Arm Road 100 feet to a point; thence northerly and parallel to Stephens line and line extended 200 feet to Mooreman's Arm Road; thence with the southerly margin and westerly 100 feet to the place of the beginning.

BEING the same property conveyed to JAMES A. MAJORS, JR. by Deed from LUTHER S. ORR and wife, VIRENDA ORR of record in Book 5632, Page 449, Register's Office for Davidson County, TN.

This is improved property located at 657 Moorsman's Arm Road, Nashville, TN 37207.

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 30th day of December, 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 30TH day of December, 1988.

Kathy H. Watson

NOTARY PUBLIC

KATHY H. WATSON NOTARY PUBLIC AT LARGE STATE

My Commission Expires: 12/7/92

01045

IDENTIFICATION

Jun 12 11 05 AM '89

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN