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

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TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated November 4, 1985, executed by SERETA R. SHAW and husband, JAMES EDWARD SHAW, and recorded in Book 6709, Page 422, 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 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 6709, Page 422, 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 November 17, 1988, November 24, 1988 and December 1, 1988, stating that on the 8th day of December, 1988, at 12:30 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 (December 8, 1988), said D. J. Brewer, Trustee, offered said property for sale at public outcry and sold said property to **OLD HICKORY CREDIT UNION** for **TWENTY FIVE THOUSAND DOLLARS ($25,000.00)**, 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:

BEGINNING at a point in the center of the roadway known as the Confederate Soldiers Home Road and which is the Northwest corner of the property conveyed to Selene Allen by Richard Peterson by Deed of record in Book 1104, Page 368, Registers' Office for Davidson County, Tennessee and running southerly along the West boundary line of said property for a

distance of 74 feet along a line parallel to the North boundary line of said property; thence Northerly 200 feet along a line parallel to the westerly boundary of said property to the center of said roadway; thence beginning.

BEING the same property conveyed to SERETA R. SHAW and husband, JAMES EDWARD SHAW by Deed from AVA LOUISE ALLEN, a single person of record in Book 6709, Page 417, Register's Office for Davidson County, TN.

This is improved property located at 4545 Old Hickory Blvd., Old Hickory, TN.

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 22nd 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 22 day of December, 1988.

Wilburn P. Wilkins
NOTARY PUBLIC

WILBURN P. WILKINS NOTARY PUBLIC AT LARGE

My Commission Expires: 9/2/91

01046

IDENTIFICATION REFERENCE

Jan 12 11 05 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN