11046

THIS INSTRUMENT PREPARED BY:

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

IDENTIFICATION REFERENCE

Feb 23 2 39 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

RUSH

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated April 30, 1985, executed by **LELON R. RICHARDS and wife, PATRICIA RICHARDS** and recorded in Book 6558, Page 94, Register's Office for Davidson County, Tennessee, the said **LELON R. RICHARDS and wife, PATRICIA RICHARDS** 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 6558, Page 94, 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 January 12, January 19 and January 26, 1989 stating that on the 2nd day of February, 1989, at 12:00 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, 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 (February 2, 1989), said D. J. Brewer, Trustee, offered said property for sale at public outcry and sold said property to **BOBBY E. SMITH and wife, LORI M. SMITH** for **SIXTY EIGHT THOUSAND FIFTY ONE & NO/100 DOLLARS ($68,051.00),** which was the amount of 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, do hereby bargain and sell and by these presents do hereby transfer and convey to said **BOBBY E. SMITH and wife, LORI M. SMITH,** their successors and assigns, as Grantee, the following described property, to wit:

SAID tract or parcel of land is described according to a Property Line Survey and Site Plan of the Robert B. Smith, et ux., Georg ia

D. Smith Property by Gary R. Cummings, dated May 6, 1981, and revised May 10, 1984, as follows:

BEGINNING at an iron pin in the easterly margin of South Mt. Juliet Road, said point also being the Southwest corner of the Odell Binkley, Jr., property (Book 5317, Page 292, Register's Office for said County); thence leaving the easterly margin of said road and running with a fence line forming the southerly boundary of the Binkley Property and the northerly boundary of this tract South 85 deg. 15 min. East 1,429.27 feet to an iron pin, said point being the northeast corner of this tract; thence South 3 deg. 52 min. 28 sec. West 333.62 feet to an iron pin, said point being Southeast corner of this tract; thence North 88 deg. 45 min. 06 sec. West 491.43 feet to an iron pin; thence North 4 deg. 06 min. 22 sec. East 313.62 feet to an iron pin; thence North 85 deg. 15 min. 00 sec. West 937.46 feet to an iron pin in the easterly margin of South Mt. Juliet Road; thence with the easterly margin of said road North 1 deg. 27 min. 11 sec. East 50.05 feet to the point of beginning, containing 5.00 acres, more or less.

BEING the same property conveyed to LELON RAY RICHARDS and wife, PAT RICHARDS by Deed from ROBERT B. SMITH and wife, GEORGIA DELL SMITH of record in Book 6302, Page 216, Registers' Office for Davidson County, TN.

This is improved property known as 6120 South Mt. Juliet Road, Hermitage, Tennessee.

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 February, 1989.

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 22ND day of February, 1989.

Ellen B. May
NOTARY PUBLIC

My Commission Expires: 11-12-90

STATE OF Tennessee

COUNTY OF Sumner

The actual consideration or value, whichever is greater or this transfer is $ [illegible].

[illegible]
Affiant

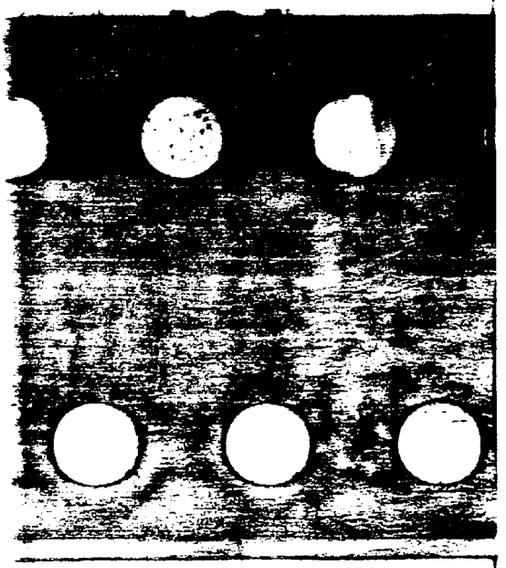
Sworn to and subscribed before me on this the 22 day of February, 1989.

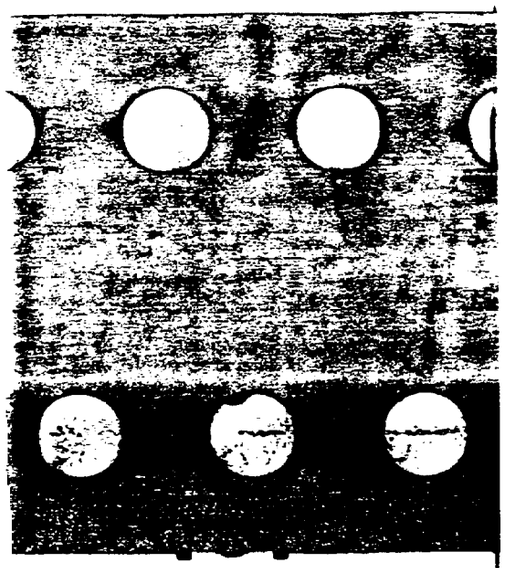
Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 6-12-89

LEGIBILITY OF [illegible] FOR PRINTING IF
THIS DOCUMENT [illegible] WHEN RECEIVED

9688 02/23 0101 03CHECK 234.23





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7778 PAGE 343

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	68051.90
CON TX	224.73
PRFEE	0.50
WDEED	9.00
TOTAL	234.23
CHECK	234.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/23/89 01 14:41 0001 9688

11046

IDENTIFICATION REFERENCE

Fe 23 2 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184122