THIS INSTRUMENT PREPARED BY:

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175 East Main Street, Second Floor
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822-0030

Send Tax Bill To:
Old Hickory Credit Union
1000 Smithland Rd
Old Hickory TN 37138

TRUSTEE'S DEED

1066 03/01 0101 03CHECK 6.00

WHEREAS, under a certain Deed of Trust dated October 14, 1987, executed by LELON R. RICHARDS and wife, PATRICIA O. RICHARDS, and recorded in Book 7380, Page 671, 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 7380, Page 671, 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 26, 1989, February 2, 1989 and February 9, 1989, stating that on the 16th 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 16, 1989), said D. J. Brewer, Trustee, offered said property for sale at public outcry and sold said property to **OLD HICKORY CREDIT UNION** for **THIRTEEN THOUSAND DOLLARS ($13,000.00),** 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:

> LAND in Davidson County, Tennessee, being Townhouse No. 27, Building No. 13, in a Horizontal Property Regime located on the Plan of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, Page 79, and revised in Book 4460, Page 88, Register's Office for said County, to which reference is herein made for a more complete description.

BEING the same property conveyed to PATRICIA O. MANGRUM (now Richards) by Deed from MARILYN J. TURNER of record in Book 6341, Page 828, Register's Office for Davidson County, TN.

This is improved property is known as 400 Anderson Road, Building 13, Unit 27, Nashville, 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 24th 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 24TH day of February, 1989.

Diane Lisk Scott

NOTARY PUBLIC

DIANE LISK SCOTT NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11/12/89

12419

IDENTIFICATION

MAR 1 8 52 AM '89

FELIX Z WILSON REGISTER DAVIDSON COUNTY