THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

[redacted]

Mail

BOOK 7827 PAGE 206

0046 04/28 0101 03CHECK 6.00

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated February 17, 1988, executed by RALPH MAJOR and wife, FAITH MAJOR and recorded in Book 7475, Page 152, 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 7475, Page 152, 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 The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on March 30, 1989, April 6, 1989 and April 13, 1989, stating that on the 20th day of April, 1989, at 11:30 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 (April 20, 1989), said D. J. Brewer, Trustee, offered said property for sale at public outcry and sold said property to **OLD HICKORY CREDIT UNION** for **THIRTY FIVE THOUSAND DOLLARS ($35,000.00)**, 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, and being Lot No. 136, Bellshire Terrace, a plat of which is of record in Plat Book 6250, Page 673, Register's office for Davidson County, TN, to which plat reference is here made for a more complete description of said lot.

BEING the same property conveyed to RALPH MAJOR by Deed from JOHN B. GIBBS and wife, BETTY L. GIBBS and CHESTER MELVIN and wife, JUDY MELVIN of record in Book 7475, Page 149, Register's Office for Davidson County, TN.

This is improved property is known as 136 Bellshire Terrace Drive, 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 25th day of April, 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 25th day of April, 1989.

Diane Lisk Scott

NOTARY PUBLIC

My Commission Expires: 11/12/89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ -0-.

Diane Scott

AFFIANT

Sworn to and subscribed before me on this the 25th day of April, 1989.

Diane Lisk Scott

NOTARY PUBLIC

My Commission Expires: 11/12/89

2 3 4 5 6

APR 28 9 10 AM '89