BOOK 7855 PAGE 457

This instrument prepared by:
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Attorney at Law
4800 Charlotte Avenue
Nashville, TN 37209

RUSH

JUN 2 12 02 PM '89

37897

TRUSTEE'S DEED

[Address New Owner:	]Send Tax Bills to:	]Map-Parcel No.]
[Auto Glass Employees	] Same	]
[Federal Credit Union	]	]Map 90-11-A]
[6201 Centennial Blvd.	]	]Parcel 102]
[Nashville, TN 37209	]	]

WHEREAS, Roy F. Chase, an unmarried person, by Deed of Trust dated September 4, 1986, transferred and conveyed unto Ray H. Bass, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 6979, page 865, Register's Office for Davidson County, Tennessee;

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the undersigned, as Successor-Trustee, to foreclose said Deed of Trust; and

WHEREAS, the holder of the note has appointed the undersigned, Jim Wells, as Successor-Trustee in Book 7844, Page 767, and

WHEREAS, the undersigned Trustee, after due advertisement as required by law and as required by the terms of said Deed of Trust, offered said land for sale, pursuant to the terms of said Deed of Trust, to the highest bidder for cash, at public outcry, free from the equity and statutory right of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Deed of Trust, at 12:00 o'clock, noon, June 2, 1989, when and where Auto Glass Employees Federal Credit Union became the last and highest bidder for cash at the price of Sixty Six Thousand One Hundred Forty Six and 43/100 ($66,146.43).

NOW, THEREFORE, I, Jim Wells, in my capacity as Successor-Trustee, and not otherwise, as aforesaid, in consideration of the premises and of the sum of $66,146.43 to me in hand paid, the receipt of which is hereby acknowledged, by these presents to

transfer and convey unto the said Auto Glass Employees Federal Credit Union, its heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 6-B on the Plan of Hunter's Point Subdivision, Zone Lot Division of Lots 4, 5, 6, and 43, of record in Book 6200, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Roy Chase by Deed from Intercontinental Construction Company, Inc. of record in Book 6894, Page 593, said Register's Office.

TO HAVE AND TO HOLD said land and premises to the said Auto Glass Employees Federal Credit Union, its heirs or successors and assigns, free from the equity and statutory right of redemption, homestead, dower and all other exemptions expressly waived in said Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor-Trustee, and not otherwise, as aforesaid, has the power to convey the same.

THE UNDERSIGNED, Jim Wells, Successor-Trustee, and not otherwise, warrants the title to said property to the said Auto Glass Employees Federal Credit Union, its successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid taxes and assessments, interest and penalty, if any, and all easements, restrictive covenants contained in instrument of record in Book 3814, Page 592, Book 3897, Page 925 and Book 6207, Page 609 and all easements and covenants and agreements related to the plan of record in Book 6200 Page 173 the Register's Office for Davidson County, Tennessee; and subject to any and all prior restrictions, easements, setback lines, liens of any nature, or other prior encumbrances of record.

IN WITNESS WHEREOF, the undersigned, Jim Wells, in his capacity as Successor-Trustee, and not otherwise, has set his signature on this 2nd day of June, 1989.

Jim Wells

JIM WELLS, as Successor-Trustee, and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim Wells,Successor-Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as such Successor-Trustee, and not otherwise.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of June, 1989.

Gloria Jeanne Hill
NOTARY PUBLIC

My Commission Expires: 7-13-91

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $66,146.43, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Subscribed and sworn to before me this 2nd day of June, 1989, at Nashville, Tennessee.

Gloria Jeanne Hill
NOTARY PUBLIC

My Commission Expires: 7-13-91