SEND TAX BILLS TO:
OLD HICKORY C.U.
1000 INDUSTRIAL RD.
PO BOX 431
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

Map 73-12
Par 79 Jd

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated March 4, 1986, executed by **CHARLES W. FELTS and wife, LINDA B. FELTS,** and recorded in Book 6812, Page 153, Register's Office for Davidson County, Tennessee, the said **CHARLES W. FELTS and wife, LINDA B. FELTS** 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 6812, Page 153, 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 May 18, May 25 and June 1, 1989 stating that on the 8th day of June, 1989, at 1:15 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 (June 8, 1989), said D. J. Brewer, Trustee, offered said property for sale at public outcry and sold said property to **OLD HICKORY CREDIT UNION** for **FIFTY THOUSAND & NO/100 DOLLARS ($50,000.00),** 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:

BEING Lot No. 135 on the Revised Plan of Section I, Sunset View, of record in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

BEING situated and lying in the Third Civil District. Said lot fronts 105 feet on the North side of Vale Lane and runs back between lines 279.7 feet on the West line and 281.6 feet on the East line to a dead line in the rear on which it measures 96.4 feet.

BEING the same property conveyed to CHARLES WILLIAM FELTS and wife, LINDA B. FELTS by Deed from CARL E. STEWART, JR. and wife, DOROTHY S. STEWART of record in Book 4922, page 291, Registers' Office for Davidson County, TN. 5128 06/15 0101 03CHECK 6.00

This is improved property known as 2424 Vale Lane, 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 14th day of June, 1989.

D. J. Brewer Trustee
D. J. BREWER - Trustee

JUN 15 10 27 AM 89

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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 14TH day of June, 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 .

Amy C. McCall
Affiant

Sworn to and subscribed before me on this the 14TH day of June, 1989.

Diane Lisk Scott
NOTARY PUBLIC

My Commission Expires: 11/12/89