Mail

SEND TAX BILLS TO:

THIS INSTRUMENT PREPARED BY:

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

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated April 29, 1988, executed by HERBERT ZIDANK and wife, LINDA C. ZIDANK, and recorded in Book 7536, Page 424, Register's Office for Davidson County, Tennessee, 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 7536, Page 424, 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 September 7, 1989, September 14, 1989 and September 21, 1989, stating that on the 28th day of September, 1989, at 11:15 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 (September 28, 1989), said D. J. Brewer, Trustee, offered said property for sale at public outcry and sold said property to **OLD HICKORY CREDIT UNION** for **FORTY FIVE THOUSAND DOLLARS ($45,000.00)**, 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, described according to a field survey completed March 5, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor, No. 1513, described as follows:

BEGINNING at an iron pin in the Northerly right-of-way (30 feet from the centerline) of Old Hickory Boulevard East, said pin being South 85 deg. 44 min. 08 sec. west 441.35 feet from its intersection with the centerline of Hawkins Street; thence with said right-of-way South 85 deg. 44 min. 08 sec. West 150.00 feet to an iron pin; thence leaving said right-of-way with the Easterly boundary line of property owned by Robert E. Jordan, et ux., of record in Deed Book 5722, Page 700, in the Register's Office for Davidson County, Tennessee North 5 deg. 01 min. 49 sec. West 200.00 feet to an iron pin in the southerly right-of-way of Tennessee State Route 45; thence with said right-of-way North 85 deg. 44 min. 08 sec. East 150.00 feet to an iron pin; thence with the Westerly boundary line of property owned by Mary Catherine Diskin of record in Deed Book 3674, Page 583, in said Register's Office South 5 deg. 01 min. 49 sec. east 200.00 feet to the beginning, containing 0.689 acres.

BEING the same property conveyed to HERBERT H. ZIDANK and wife, LINDA C. ZIDANK by Estate of LESLIE W. VAUGHN and ROGER LESLIE VAUGHN of record in Book 7536, Page 421, Register's Office for Davidson County, TN.

This is unimproved property is known as 529 Old Hickory Blvd., Madison, TN 37115.

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 29th day of September, 1989.

D. J. Brewer

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 29 day of ~~April~~ SEPT., 1989.

NOTARY PUBLIC

NOTARY PUBLIC SCOTT COUNTY, TENN. AT LARGE

My Commission Expires: 11/12/89

BOOK 7956 PAGE 842

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 45,000.00 .

AFFIANT

Sworn to and subscribed before me on this the 29th day of September, 1989.

NOTARY PUBLIC

My Commission Expires: 11/12/89

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IDENTIF. T REFERENCE

OCT 9 9 18 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

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