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:

OLD HICKORY CREDIT UNION
1000 Industrial Drive
Old Hickory, TN 37138

MAP 51-8
Par 174

TRUSTEE'S DEED

BOOK 8019 PAGE 254

WHEREAS, under a certain Deed of Trust dated November 17, 1986, executed by DONALD R. FRANKS and wife, BRENDA FRANKS, and recorded in Book 7045, Page 740, 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 7045, Page 740, 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 November 23, 1989, November 30, 1989 and December 7, 1989, stating that on the 18th day of December, 1989, at 11:00 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 (December 18, 1989), said D. J. Brewer, Trustee, offered said property for sale at public outcry and sold said property to **OLD HICKORY CREDIT UNION** for **TWENTY THOUSAND DOLLARS ($20,000.00),** 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. 1 in the Resubdivision of Lots 19 and 23, inclusive Montague Subdivision "D" of property as described:

BEGINNING at an iron pin at the intersection of Milliken Bend Road and Due West Avenue; thence in a southeasterly direction 107.5 feet to another iron pin at the common corner of Lots Nos. 1 and 2; thence in a northeasterly direction along the northwest margin of Lot No. 2, 200 feet to an iron pin; thence northwesterly 33.5 feet to an iron pin at the southerly margin of Millikins Bend Road; thence along the easterly margin of Millikins Bend Road and around the curve 214.5 feet to the point of beginning.

BEING the same property conveyed to DONALD R. FRANKS and wife, BRENDA D. FRANKS by Deed from JAMES MICHAEL JONES and wife, VICKIE KAY JONES of record in Book 5673, Page 793, Register's Office for Davidson County, Tennessee.

This is improved property is known as 303 Due West Avenue, 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 27th day of DECEMBER, 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 27th day of December, 1989.

Kathy H. Watson
NOTARY PUBLIC

KATHY H. WATSON NOTARY PUBLIC AT LARGE

My Commission Expires: 12/7/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

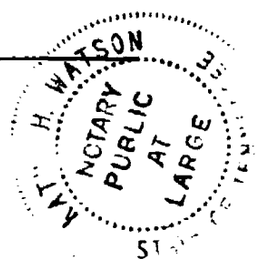
The actual consideration or value, whichever is greater for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me on this the ____ day of _____, 19__.

_____
NOTARY PUBLIC

My Commission Expires: 12-1-12



93955

IDENTIFICATION REFERENCE

JAN 4 1 39 PM '90

GARRISON COUNTY, TX.

DEED RECORD 8019 PAGE 256 CHECK 9.00