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

1674 02/09 0101 03CHECK 6.00

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated November 18, 1988, executed by FRANK NEAL and wife, MARGARET L. NEAL, and recorded in Book 7709, Page 298, Register's Office for Davidson County, Tennessee, the said Frank Neal and wife, Margaret L. Neal, 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 7709, Page 298, 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 January 11, 1990, January 18, 1990 and January 25, 1990, stating that on the 1st day of February, 1990, 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 (February 1, 1990), 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, being Lot No. 263 on the Map of Joywood Heights, Section II, as of record in Book 1130, Page 92 and 93, Register's Office for Davidson County, TN described as follows:

SAID Lot No. 263 fronts 60 feet on the northerly side of Dellway Drive and extends back 163.5 feet along the easterly line and 156.7 feet along the westerly line to a line in the rear measuring 60.3 feet thereon.

BEING the same property conveyed to FRANK NEAL and wife, MARGARET L. NEAL by Deed from DOUGLAS J. BREWER and wife, CLARA E. BREWER of record in Book 7709, Page 295, Register's Office for Davidson County, Tennessee.

This is improved property is known as 111 Dellway Avenue, 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 7th day of February, 1990.

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

FEB 9 8 41 AM '90
DAVIDSON COUNTY TN
IDENTIF. TREFFEISEN
02863

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 7th day of February, 1990.

Kathlyn H Watson
NOTARY PUBLIC

KATHLYN H. WATSON NOTARY PUBLIC LA... STA...

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 7TH day of February, 1990.

Kathlyn H Watson
NOTARY PUBLIC

KATHLYN H. WATSON NOTARY PUBLIC AT LARGE STATE OF TE...

My Commission Expires: 12/7/92