THIS INSTRUMENT PREPARED BY:

J. K. Woodard
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

Address of new Owners
Send Tax Bills To:

MAP 51-4
PAR 154

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated August 25, 1988, executed by Janice J. Burdette and recorded in Deed Book 7639, Page 173, Register's Office for Davidson County, Tennessee, the herein described property was conveyed to D. J. Brewer, Trustee, to secure the indebtedness described in said Deed of Trust, 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 Deed Book 7639, Page 173, 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 3, 1990, May 10, 1990 and May 17, 1990, stating that on the 24th day of May, 1990, at 11:30 a.m. at the south door of the Davidson County Courthouse in Nashville, Tennessee, said property herein after 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 (May 24, 1990), 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 and 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:

> Land in Davidson County, being the southerly 70 feet of Lot No. 14 and the northerly 5 feet of Lot No. 15 of Block "C" on the Map of Power and Roth's Resubdivision of Lots 1 to 100 inclusive in the Resubdivision of Madison Park, as of record in Book 547, page 165, Register's Office for Davidson County, Tennessee.

Said Parts of Lots Nos. 14 and 15 front together 75 feet on the easterly side of East Meade Avenue and run back 134 feet more or less on the northerly line and 158 feet, more or less, on the southerly line to the rear line of Lots No. 1 and 2 in said Block and measures 78.9 feet thereon.

Being the same property conveyed to Janice J. Burdette, unmarried, by deed from Billy Cobb and wife, Almedia L. Cobb, of record in Book 6135, page 207, Register's Office for Davidson County, Tennessee.

This property is located at 811 East Meade Avenue, Madison, Tennessee, 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 31st day of May, 1990.

3U265

IDENTIF. TREFERENCE

JUN 1 11 47 AM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

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 31st day of May, 1990.

Kathy H Watson
NOTARY PUBLIC

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 31st day of May, 1990.

Kathy H Watson
NOTARY PUBLIC

My Commission Expires: 12/7/92

NOTARY PUBLIC AT LARGE TN