This Instrument Prepared by:
Richard R. Hedgepath, Attorney
Collins, Hedgepath, Lee & Young
4800 Charlotte Avenue
Nashville, Tennessee 37209

BOOK 8151 PAGE 678

SUCCESSOR TRUSTEE'S DEED

Address New Owner	Send Tax Bills To:	Map & Parcel
Auto Glass Employees Federal Credit Union	Same	Map 6
6201 Centennial Blvd.		
Nashville, Tennessee 37209		Parcel 23

WHEREAS, John B. Ashburn, unmarried,

by deed of Trust dated Novmeber 13, 1986, transferred and conveyed unto Ray H. Bass, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 7040, Page 137 Register's Office for Davidson County, Tennessee.

WHEREAS: A Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by, and the Beneficiary under, the Deed of Trust aforesaid, pursuant to the power and authority contained therein with all title originally conveyed to and vested in the Trustee of said Deed of trust, said appointment of Successor Trustee being of record in Book 8061, Page 533, said Register's Office;

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the undersigned, as Successor Trustee, to foreclose said Deed of Trust; and

WHEREAS: the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of said Deed of Trust, offered said land and attachments, a 1973 Fairway Mobile Home, I.D. No. 117227072052904 and a 1971 Celebraty Mobile Home, I.D. No. 0317341034, for sale, pursuant to the terms of said Deed of Trust, to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Deed of Trust, at 10:30 A.M., July 12, 1990 at the Davidson County Courthouse at Nashville, Tennessee when and where Auto Glass Employees Federal Credit Union

became the last and highest bidder for cash at the price of ($51,000.00) Fifty-One Thousand and No/100

NOW, THEREFORE, I, James R. Wells, in my capacity as Successor Trustee, and not otherwise, as aforesaid, in consideration of the premises and of the sum of $51,000.00 to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey into the said Auto Glass Employees Federal Credit Union its heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described in Exhibit A. attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land and premises to the said Auto Glass Employees Federal Credit Union its heirs or successors and assigns, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived in said Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, warrants the title to said property to the said Auto Glass Employees Federal Credit Union its successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid taxes and assessments, interest and penalty, if any; restrictive covenants of record, and subject to any and all prior restrictions, easements, setback lines, liens of any nature, or other prior encumbrances of record.

IN WITNESS WHEREOF, THE UNDERSIGNED, James R. Wells, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 12th day of July, 1990.

James R. Wells

James R. Wells, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James R. Wells, Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as such Successor Trustee, and not otherwise.

WITNESS my hand and seal, at office in Nashville, TN, this 12th day of July, 1990.

Notary Public

My Commission Expires: 7-13-91.

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $51,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Subscribed and sworn to before me this 12th day of July, 1990.

Notary Public

My Commission Expires: 7-13-91

EXHIBIT "A"

Certain property in the State of Tennessee, County of Davidson, described as follows, to wit:

Land in Davidson County, Tennessee, being Tract No. 10 of the unrecorded subdivision of the Myers property on Bakers Station Road in the 10th Civil District and described according to a survey by Odo E. Rhodes as follows:

BEGINNING at a point in the L & N Railroad right-of-way, a corner to Chappell; thence with said L & N Railroad right-of-way S 18 degrees E 145', more or less, to the corner of Tract No. 9; thence with Tract No. 9 and crossing Bakers Station Road, S 78 degrees 30' W 863', more or less, to a point; thence along the rear line of Tract Nos. 9 and 8, S 29 degrees E 227', more or less, to the corner of Tract Nos. 8, 7 and 1; thence with Tract No. 1, S 78 degrees 30' W 200', more or less, to a point; thence N 73 degrees W 345', more or less to a point; thence N 1 degree W 932', more or less, to a point in center of road; thence following road N 75 degrees E 199', more or less to a point; thence continuing with road S 52 degrees 30' E 207', more or less, thence S 69 degrees 30' E 176', more or less, thence S 42 degrees 30' E 56, more or less, thence S 34 degrees 15' E 400', more or less thence S 69 degrees E 32', more or less; thence with road to the center of a curve and continuing on N 72 degrees E 332 feet, more or less, to the point of beginning, and containing 14.7 acres, more or less.

Being the same property conveyed to Johnny B. Ashburn, unmarried by deed from Anthony Heath and wife, Glenda Heath of record in Book 7040, Page 134, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IS
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

41126

TENNESSEE REAL ESTATE TRANSFER

Jul 13 10 44 AM '90

FILED & RECORDED
DAVIDSON COUNTY, TN

9865 07/13 0101 03CHECK 12.00