WARRANTY DEED GIVEN IN LIEU OF FORECLOSURE

PREPARED BY:

WOODARD & LINCOLN
Attorney at Law
175 East Main Street
2nd Floor
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 81,578.41.

Affiant

SWORN to and subscribed before me on this the 31st day of August, 1990.

NOTARY PUBLIC

My Commission Expires: 11-12-90

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
OLD HICKORY CREDIT UNION	Same as new owner	54-9
1000 Industrial Drive		Parcel 52.55
Old Hickory, TN 37138		

mail

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **KENNETH L. JACKSON, SR., and wife, DOROTHY J. JACKSON,** hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **OLD HICKORY CREDIT UNION**, hereinafter called **GRANTEES**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lots Nos. 4-A and 4-B, Zone Lot Division of Lot No. 4, Resubdivision Dabbs & Elliott Property as of record in Plat Book 5200, page 747, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to KENNETH L. JACKSON, SR., and wife, DOROTHY J. JACKSON by deed from KENNETH JACKSON, SR., d/b/a JACKSON CONSTRUCTION of record in Book 6276, page 580, Register's Office for Davidson County, TN.

THIS Warranty Deed is given in lieu of foreclosure of the Deed of Trust executed by Kenneth L. Jackson, Sr., and wife, Dorothy J. Jackson to D. J. Brewer, Trustee, of record in Book 7335, page 873, to secure to Old Hickory Credit Union the payment of one note in the original principal amount of $84,000.00, payable as set out therein; and, the Deed of Trust executed by Kenneth L. Jackson, Sr., and wife, Dorothy J. Jackson to D. J. Brewer, Trustee, of record in Book 7722, page 85, to secure to Old Hickory Credit Union the payment of one note in the original principal amount of $10,627.60, payable as set out therein.

This is improved property known as 217-219 Anthony Avenue, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said **GRANTEES**, its successors and/or assigns, forever; and we do covenant with the said **GRANTEES** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

OLD HICKORY CREDIT UNION joins in the execution of this Deed for the limited purpose of evidencing its consent to the terms hereof.

WITNESS our hands this 31st day of August, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kenneth L. Jackson
KENNETH L. JACKSON, SR.

Dorothy J. Jackson
DOROTHY J. JACKSON

OLD HICKORY CREDIT UNION

BY: E. O. Smith

TITLE: Pres.

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, KENNETH L. JACKSON, SR., and wife, DOROTHY J. JACKSON, the bargainors, 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 August, 1990.

Ellen B. May
NOTARY PUBLIC

My Commission Expires: 11-12-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public of the State and County aforesaid, personally appeared, E. L. Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President or other officer authorized to execute the instrument of OLD HICKORY CREDIT UNION, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 31st day of August, 1990.

Ellen B. May
NOTARY PUBLIC

My Commission Expires: 11-12-90

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