Map 33-8
Par 130

BOOK 8275 PAGE 909

THIS INSTRUMENT PREPARED BY:

WOODARD & LINCOLN
Attorneys at Law
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

NEW OWNER + SEND TAX BILLS TO:

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated February 15, 1988, executed by CONNIE M. PHILLIPS and recorded in Book 7469, page 633, Register's Office for Davidson County, Tennessee, and assumed on October 18, 1988, by JAMES E. CAMPBELL, 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 Book 7469, page 633, 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, on December 13, 1990, OLD HICKORY CREDIT UNION, pursuant to and in compliance with the authority contained in the Deed of Trust aforesaid, named and appointed JAMES R. LAWSON as Substitute Trustee under said Deed of Trust by instrument of record in Book 8257, page 395, said Register's Office, thereby vesting the said Substitute Trustee with all the rights, powers, and privileges of the original Trustee named in the said Deed of Trust; and

WHEREAS, the lawful holder of said indebtedness having requested JAMES R. LAWSON, Substitute 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, JAMES R. LAWSON, Substitute 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 The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on December 20, 1990, December 27, 1990, and January 3, 1991, stating that on the 10th day of January, 1991, at 11:15 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 (January 10, 1991), said JAMES R. LAWSON, Substitute Trustee, offered said property for sale at public outcry and sold said property to OLD HICKORY CREDIT UNION for Forty-eight Thousand Five Hundred Eighty-four and 34/100 ($48,584.34) Dollars, 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, JAMES R. LAWSON, Substitute 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. 272 on the Plan of Gatewood, Section 3, of record in Book 4175, Pages 49 and 50, Register's Office for said County.

SAID Lot No. 272 fronts 65.17 feet on the northwesterly margin of Janette Avenue and extends back 221.60 feet on the northeasterly line and 215.0 feet on the southwesterly line to a dead line in the rear, measuring 99.05 feet thereon.

BEING the same property conveyed to JAMES E. CAMPBELL by deed from CONNIE M. PHILLIPS, a single person, of record in Book 7683, page 310, Register's Office for Davidson County, Tennessee.

This is property known as 311 Janette Drive, Goodlettsville, Tennessee, 37072.

The said JAMES R. LAWSON, Substitute Trustee, does hereby sell this property as Substitute 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 14th day of January, 1991.

James R. Lawson

JAMES R. LAWSON - Substitute Trustee

5682 01/15 0101 03CHECK 167.38

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, JAMES R. LAWSON, Substitute 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, TN, this the 14th day of January, 1991.

Kathy H Watson

NOTARY PUBLIC

KATHY H. WATSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/7/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 48,584.34.

AFFIANT

Sworn to and subscribed before me on this the 14th day of January, 1991.

Kathy H Watson

NOTARY PUBLIC

My Commission Expires: 12/7/92

KATHY H. WATSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

867 IDENTIF. REFERENCE JAN 15 9 43 AM '91 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8275 PAGE 911

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	48584.34
CON TX	160.38
PRFEE	1.00
WDEED	6.00
TOTAL	167.38
CHECK	167.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 43 0001 5682

86275

IDENTIF. REFERENCE

JAN 15 9 43 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 389547