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

BOOK 8321 PAGE 914

SUCCESSOR TRUSTEE'S DEED

Address New Owner	Send Tax Bills To:	Map & Parcel
AUTO GLASS EMPLOYEES FEDERAL CREDIT UNION 6201 CENTENNIAL BLVD NASHVILLE, TN. 37209	SAME	118-2-110

WHEREAS, Thomas C. Coplen, unmarried, by deed of Trust dated July 21, 1988, transferred and conveyed unto Ray H. Bass, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 7618, Page 516 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 8278, Page 140, 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 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 11:00 A.M., Tuesday, April 2nd, 1991 at the Davidson County Courthouse at Nashville, Tennessee, and was sold subject all real estate taxes that were a lien on the property, a housing inspection report from the Metro Department of Codes, restrictive covenants, easements and any other valid

liens, when and where AUTO GLASS EMPLOYEES FEDERAL CREDIT UNION; and became the last and highest bidder for cash at the price of $37,500.00

NOW, THEREFORE, I, Richard R. Hedgepath, in my capacity as Successor Trustee, and not otherwise, as aforesaid, in consideration of the premises and of the sum of $37,500.00 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 IT'S heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

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

Land in Davidson County, Tennessee, being Lot No. 22 on the map of the First Subdivision of the W. T. Berry Estates, Section No. 2, of record in Book 1130, Page 8, Register's Office for said County, described as follows:

Said Lot No. 22 fronts 78 feet on the westerly side of Kirkwood Avenue, now Vaulx Lane, and runs back between lines 256.4 feet on the northerly line and 250.3 feet on the southerly line to a dead line on which it measures 65 feet.

Being the same property conveyed to Thomas C. Coplen and Lillian Phifer, as tenants in common by Will from Jessie Mae Barbee, deceased, of record in Will Book 148, Page 626, Probate Court Clerk's Office for Davidson County, Tennessee. By deed of record in Book 7429, Page 621, said Register's Office, Lillian Phifer, a single person conveyed her interest in the above described property to Thomas C. Coplen.

TO HAVE AND TO HOLD said land and premises to the said AUTO GLASS EMPLOYEES FEDERAL CREDIT UNION IT'S 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 IT'S 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, a housing report from the Metro Department of Codes, or other prior encumbrances

of record.

IN WITNESS WHEREOF, THE UNDERSIGNED, Richard R. Hedgepath, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 2nd day of April, 1991

Richard R. Hedgepath
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, Richard R. Hedgepath, 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 2nd day of April, 1991.

Notary Public

My Commission Expires: 9-25-93.

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $27,000.00, 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 2nd day of April, 1991.

~~Notary Public~~ B. Edwards - Dep. Reg

~~My Commission Expires:~~

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IDENTIF. TREFERENCE
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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
PICK-UP
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