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

BOOK 8338 PAGE 616

SUCCESSOR TRUSTEE'S DEED

Address New Owner	Send Tax Bills To:	Map & Parcel
ACE GLASS CO.	SAME	44-11-0
FEDERAL CREDIT UNION		144
6201 CENTENNIAL BLVD.		
NASHVILLE TN 37209		

WHEREAS, Randall Travis Blackwell a/k/a Randall T Blackwell and wife, Regina T. Blackwell a/k/a Regina Tidwell Blackwell, by deed of Trust dated November 3, 1986, transferred and conveyed unto Ray H. Bass, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 7031, Page 68, and re-recorded in Book 7158, Page 927, 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 8314, Page 463, 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., Friday, April 26, 1991 at the Courthouse at Nashville, Davidson County, Tennessee, and was

sold subject to all real estate taxes that were a lien on the property, restrictive covenants, easements and any other valid liens, when and where AUTO GLASS EMPLOYEES FEDERAL CREDIT UNION became the last and highest bidder for cash at the price of FIFTY FIVE THOUSAND ($55,000.00)

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 $55,000.00 to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto 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 as follows:

Land in Davidson County, Tennessee, being Lot No. 3 and the west one-half of Lot 4 of Block C of the Roscoe Place Subdivision in Goodlettsville, Tennessee of record in Plat Book 843, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot fronting 75 feet on the south side of Roscoe Street and running south 200 feet between parallel lines.

Being the same property conveyed to Randall Travis Blackwell and wife, Regina Tidwell Blackwell by deed from Tony D. Hardcastle and wife, Bettye J. Hardcastle of record in Book 6349, page 988, Register's Office for Davidson County, Tennessee.

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.

This property is located and known as 305 Roscoe Street, Goodlettsville, Tennessee 37072.

IN WITNESS WHEREOF, THE UNDERSIGNED, Richard R. Hedgepath, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 26th 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 26th 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 $55,000.00, 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 26th day of April, 1991.

Notary Public

My ~~Commission Expires~~:

IDENTIF. REFERENCE

APR 26 11 24 AM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

09768

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