THIS INSTRUMENT PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

Map & Parcel:
86/262

NEW OWNER AND SEND TAX BILLS TO:
OLD HICKORY CREDIT UNION
1000 Industrial Road
Old Hickory, TN 37138-0431

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated February 4, 1987, executed by EUGENE WOODARD, JR., and wife, SHELIA ANN WOODARD, and recorded in Book 7129, page 253, Register's Office for Davidson County, Tennessee, 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 7129, page 253, 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 September 6, 1991, 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 8438, page 248, 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 Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on September 12, 1991, September 19, 1991, and September 26, 1991, stating that on the 3rd day of October, 1991, at 11:30 a.m. at the south door of the Davidson County 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 (October 3, 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 Twenty-six Thousand and No/100 ($26,000.00) 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 the 4th Civil District of Davidson County, Tennessee, described as Tract No. 4 on a survey of the Cecil Davis property dated October 9, 1977, by Raymond E. Binkley, Tennessee Registered Land Surveyor No. 714, as follows:
>
> BEGINNING at a point on the southeasterly margin of Brandau Road at the northwesterly corner of the property conveyed to Larry W. Fowler, et ux., by deed from Graham B. Boyce, Trustee, of record in Book 5095, Page 542, Register's Office for said County; thence with Fowler's southwesterly, westerly, southerly and easterly property lines South 24 deg. 17 min. 51 sec. East 170.23 feet, South 05 deg. 39 min. 59 sec. East 614.80 feet, North 84 deg. 21 min. 14 sec. East 700.06 feet, North 05 deg. 37 min. 54 sec. West 364.0 feet to a point at a southwesterly corner of other property now or formerly owned by Graham B. Boyce, Trustee; thence with southerly and westerly property lines of Boyce South 86 deg. 06 min. 59 sec. East 460.34 feet, South 01 deg. 50 min. 00 sec. West 155.0 feet, South 21 deg. 45 min. 00 sec. East 495.0 feet, South 00 deg. 41 min. 04 sec. East 15.0 feet to a point at the northeasterly corner of Tract No. 3 as conveyd to Anthony E. Quinn by Deed from Graham B. Boyce, Trustee of record in Book 5229, Page 496, said Register's Office; thence with northerly, easterly and northeasterly property lines of Quinn South 88 deg. 48 min. 48 sec. West 1324.77 feet, North 05 deg. 39 min. 59 sec. West 860.0 feet, North 24 deg. 17 min. 51 sec. West 146.21 feet to a point on the southeasterly margin of Brandau Road; thence with said margin of Brandau Road northeastwardly 52.47 feet to the point of beginning and containing 13.11 acres, more or less.
>
> BEING the same property conveyed to EUGENE WOODARD, JR. and wife, SHELIA ANN WOODARD by Deed from LAWRENCE R. PERSING and wife, JANICE JOY PERSING of record in Book 6568, Page 713, Register's office for Davidson County, TN.
>
> This is property known as 3157 Brandau Road, Hermitage, Tennessee, 37076, and also known as 3519 Brandau Road, Hermitage, Tennessee, 37076.

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 3rd day of October, 1991.

James R. Lawson - Substitute Trustee
JAMES R. LAWSON - Substitute Trustee

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 3rd day of October, 1991.

Mary V. Lawson
NOTARY PUBLIC

My Commission Expires: 12/7/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 26,000.00.

AFFIANT

Sworn to and subscribed before me on this the 3rd day of October, 1991.

Mary V. Lawson
NOTARY PUBLIC

My Commission Expires: 12/7/92

5.5276

IDENTIFICATION

Oct 18 10 44 AM '91

3972 10/18 0101 03CHECK 106.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8466 PAGE 370

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	26000.00
CON TX	96.20
PRFEE	1.00
WDEED	9.00
TOTAL	106.20
CHECK	106.20

10/18/91 01 10:45 0001 3972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5527.6

REGISTER'S OFFICE
Oct 18 10 44 AM '91

No. 468721