THIS INSTRUMENT PREPARED BY:

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175 East Main Street
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Map & Parcel:
071-14-0/377.00

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

9.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated April 7, 1987, executed by RODNEY WAYNE DAVIS and wife, DEBORAH COCHRAN DAVIS, and recorded in Book 7197, page 902, and corrected in Book 7568, page 911, 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 7197, page 902, and corrected in Book 7568, page 911, 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 11, 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 8441, page 274, 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 19, 1991, September 26, 1991, and October 3, 1991, stating that on the 10th 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 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 Twenty-four Thousand and No/100 ($24,000.00) 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 Davidson County, Tennessee being Lot No. 2on the Map of J. W. Christian's Subdivision of a 3-acre tract, as of record in Book 547, Page 102, Register's office for that county.
>
> SAID Lot No. 2 fronts 50 feet on the southerly side of Richardson Street, formerly Hagan Street, and runs back between parallel lines 140 feet to a dead line.
>
> BEING the same property conveyed to RODNEY DAVIS by Warranty Deed from WILLIAM PEARSON KEE, Individually and as Trustee for William Pearson Kee, Billie Layne Kee and Brenda Lynn Kee, as tenants in common of record in Book 6021, Page 602, Register's Office for Davidson County, Tennessee.

This is property known as 15 Richardson Street, Nashville, Tennessee.

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 21ST day of October, 1991.

James R. Lawson
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 21ST day of October, 1991.

Judy C. Prince
NOTARY PUBLIC

My Commission Expires: Nov. 5, 1994

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE
MY COMMISSION EXPIRES NOV. 5, 1994

OCT 24 9 58 AM '91
5 6 6 2 3
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $24,000.00.

AFFIANT

Sworn to and subscribed before me on this the 21st day of October, 1991.

NOTARY PUBLIC

My Commission Expires: Nov. 5, 1994