ADDRESS NEW OWNER AS FOLLOWS:
Tennessee Teachers Credit Union
1400 Eighth Avenue, South
Nashville, Tennessee 37203

THIS INSTRUMENT PREPARED BY:
ROLLIE L. WOODALL
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201-1691
615/254-3446

SEND TAX BILLS TO:
SAME

MAP - PARCEL NUMBER:
Map 145-13-0; Parcel 027.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Jerry B. Manar and wife, Dianna S. Manar, executed a Deed of Trust dated March 30, 1987, which was recorded in Book 7190, Page 880, Register's Office for Davidson County, Tennessee, conveying to O.B. Hofstetter, Jr., Trustee, the hereinafter described property to secure payment to Tennessee Teachers Credit Union of a promissory note fully described in said Deed of Trust; and

WHEREAS, by instrument recorded December 9, 1991, in Book 8504, Page 69, said Register's Office, Tennessee Teachers Credit Union, the then owner and holder of said note, appointed the undersigned Successor Trustee in accordance with the provisions of said Deed of Trust; and

WHEREAS, default occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectable; and Tennessee Teachers Credit Union, the owner and holder of said note, has demanded of the said Successor Trustee, the foreclosure of the said Deed of Trust for the purpose of paying said note, interest, and costs as therein provided; and

WHEREAS, Rollie L. Woodall, as Successor Trustee, pursuant to the request of the said owner and holder of said note, under and by virtue of the powers vested in him as such Successor Trustee, did advertise the said real estate three consecutive weeks with more than twenty-one days notice, one insertion of said advertisement appearing in each of the issues on January 28, 1993, February 4, 1993, and February 11, 1993, respectively, in The Nashville Record, a newspaper published in Davidson County, Tennessee; and

WHEREAS, pursuant to said notice, I, the undersigned, Rollie L. Woodall, Successor Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the rights of redemption, equitable, statutory, or otherwise, homestead, dower, and all other exemptions and rights of every kind but subject to all restrictions of record, all unpaid taxes and other prior mortgages, and liens of record, on Thursday, February 18, 1993, at 12:00 o'clock Noon at the main (south) door of the Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Tennessee Teachers Credit Union, was the highest, best, and only bidder, the amount of its bid being the sum of one hundred fifty

thousand and no one-hundredths Dollars ($150,000.00), and the said Tennessee Teachers Credit Union, being the owner and holder of the indebtedness secured by said Deed of Trust, and the said indebtedness, together with the expense of said sale, amounting to more than said bid, accordingly, said bidder was not requested to pay cash to the Successor Trustee except the expense of the sale.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Rollie L. Woodall, Successor Trustee, have bargained and sold, and by these presents do transfer and convey, unto Tennessee Teachers Credit Union, its successors and assigns, the following described property situated in the County of Davidson, State of Tennessee, to-wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 159 in Tyne Valley Estates, Section 9, of record in Book 3700, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> **BEING** the same property conveyed to Jerry B. Manar and wife, Dianna S. Manar, by deed from Thadeus Dushinski and wife, Susan E. Jacks Dushinski, as of record in Book 7190, Page 877, Register's Office for Davidson County, Tennessee.

This is improved property known as 5329 General Forrest Court, Nashville, Tennessee 37215.

This conveyance is made subject to any and all easements and restrictions of record, unpaid taxes, prior mortgages, and any liens of record.

TO HAVE AND TO HOLD said tract of land, together with all hereditaments, appurtenances, estate, title, and interest thereto belonging to the said Tennessee Teachers Credit Union, its successors and assigns, forever.

I, Rollie L. Woodall, Successor Trustee under said Deed of Trust, do hereby transfer, assign and convey unto the said Tennessee Teachers Credit Union, its successors and assigns, all of my right, title, and interest in and to the aforesaid property vested in me, and in which I have the right to transfer, in as full and ample manner as I, as Successor Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN TESTIMONY WHEREOF, the undersigned, Rollie L. Woodall, Successor Trustee, has hereunto set his hand this the 18th day of February, 1993.

Rollie L. Woodall

ROLLIE L. WOODALL, Successor Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, Julia M. Prince, a Notary Public of said County and State, the within named Rollie L. Woodall, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),

and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 18th day of February, 1993.

Julia M. Prince
NOTARY PUBLIC

My Commission Expires: September 21, 1996.

AFFIDAVIT

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Rollie S. Wendell
AFFIANT

Subscribed and sworn to before me, this the 18th day of February, 1993.

Julia M. Prince
NOTARY PUBLIC

My Commission Expires: September 21, 1996.

938990

IDENTIFICATION REFERENCE

FEB 19 12 29 PM '93

DAVIDSON COUNTY, TN

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