**ADDRESS NEW OWNER AS FOLLOWS:**

Tennessee Teachers Credit Union
1400 Eighth Avenue, South
P.O. Box 22881
Nashville, Tennessee 37202-2881

**THIS INSTRUMENT PREPARED BY:**

ROLLIE L. WOODALL
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201-1628
615/254-3446

**SEND TAX BILLS TO:**

Same

**MAP - PARCEL NUMBER:**

Map 144-04-0, Parcel 013.00

# SUCCESSOR TRUSTEE'S DEED

**WHEREAS,** William G. Huggins and wife, Mary B. Huggins, executed a Deed of Trust September 11, 1987, which was recorded in Book 7353, Page 346, Register's Office for Davidson County, Tennessee, conveying to Roy L. Dobbs, III, 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 November 9, 1995, in Book 9854, Page 937, said Register's Office, Tennessee Teachers Credit Union, the 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 November 16, 1995, November 23, 1995, and November 30, 1995, 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, December 7, 1995, at 12:00 o'clock in the forenoon at the main door of the Courthouse in Nashville, Davidson County, Tennessee; and

**WHEREAS**, at said sale, Tennessee Teachers Credit Union, was the highest and best, the amount of its bid being the sum of two hundred sixty-one thousand and no one-hundredths dollars ($261,000.00), and the said Tennessee Teachers Credit Union, being the owner and holder of the indebtedness secured by said Deed of Trust, 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:

**BEING** Lot No. 6 of Block O on the Plan of Tyne Meade, Section 3, as of record in Book 1424, Pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, described as follows:

**BEGINNING** on the northerly margin of Tyne Boulevard at the corner of Lots Nos. 5 and 6; thence with the line between said two lots northwardly 215 feet to the common corner of Lots Nos. 5, 6, 7 and 8; thence with the line between Lots Nos. 6 and 7 westwardly 200 feet to the eastwardly margin of Everett Drive; thence with said drive southwardly 195 feet to the beginning of a curve; thence around said curve in a southeasterly direction 31.42 feet to the northerly margin of Tyne Boulevard; thence with said Boulevard eastwardly 180 feet to the beginning.

**BEING** the same property conveyed to William G. Huggins and wife, Mary B. Huggins, by deed from Robert Hanusovsky and wife, Jennifer Hanusovsky, of record in Book 7353, Page 343, Register's Office for Davidson County, Tennessee.

**PROPERTY ADDRESS**: **2308 Tyne Boulevard, 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, 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 8th day of December, 1995.

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 8th day of December, 1995.

Julia M Prince
NOTARY PUBLIC

NOTARY PUBLIC PRINCE TENN. DAVIDSON COUNTY

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 $261,000.00.

Rollie L Waddell
AFFIANT

Subscribed and sworn to before me, this the 8th day of December, 1995.

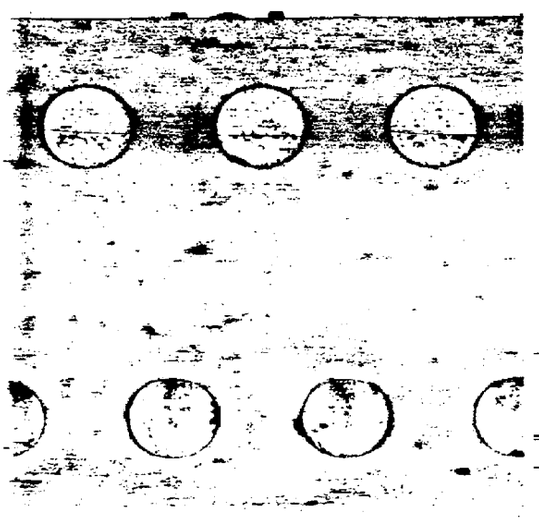
Julia M Prince
NOTARY PUBLIC

My Commission Expires: September 21, 1996.

0130595
IDENTIF. & REFERENCE

95 DEC -8 PM 2:50
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

5644 12/08 3101 03CHECK 978.70



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

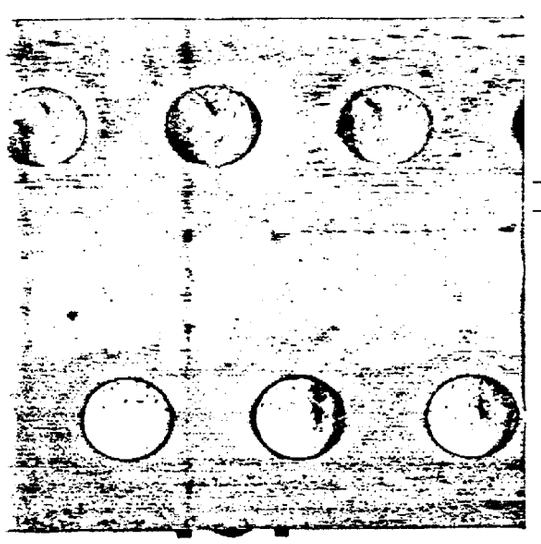
RECEIVED OF _____

FOR _____

BOOK 9883 PG 907

| | | |
|---|---|---|
| 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 | 261000.00 |
| CON TX | 965.70 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 978.70 |
| OVERAK | 978.70 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/08/95 01 14:55 0001 6644

0130595
IDENTIF. & REFERENCE

95 DEC -8 PM 2:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 985122