THIS INSTRUMENT PREPARED BY:

PICK-UP

Claudia M. McCool
Staff Attorney
Old Hickory Credit Union
1000 Industrial Road, P.O. Box 431
Old Hickory, TN 37138

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever, is greater, for this transfer is $24,907.60.

Davidson County DEEDTRS
Recvd: 06/11/04 08:02 3pgs
Fees:18.00 Taxes:92.16
20040611-0069214

Michael L Miller
Affiant

Subscribed and sworn to before me, this 10 day of June, 2004.

GLORIA K. FORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Gloria K Ford
Notary Public

My commission expires: 11-24-07

Address new owner As follows:	Send Tax Bills to:	Map-Parcel-Numbers
Old Hickory Credit Union 1000 Industrial Road P.O. Box 431 Old Hickory, TN 37138	Same	43-11-65.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Gary L. Jarvis, unmarried, by a Revolving Credit Deed of Trust (the "Deed of Trust"), dated January 22, 2002, of record as Instrument Number 20020131-0013807, Register's Office for Davidson County, Tennessee, conveyed to Bonnette A. Dawson, Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by Gary L. Jarvis, unmarried, and was payable to Old Hickory Credit Union. Said Deed of Trust was modified on October 29, 2002, and is of record as Instrument Number 20021111-0139049, Register's Office for Davidson County, Tennessee; and

WHEREAS, Old Hickory Credit Union, the owner and holder of the Note, removed Bonnette A. Dawson as Trustee under the Deed of Trust, and appointed Claudia M. McCool as Successor Trustee by an Appointment of Successor Trustee of record in Instrument Number 20040407-0039280, Register's Office for said County; and

WHEREAS, default was made in payment of the Note, and such default continued for a period of more than ten (10) days after written notice thereof as provided in the Deed of Trust; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the Deed of Trust; and

WHEREAS, pursuant to instructions of Old Hickory Credit Union, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on May 13, 2004, May 20, 2004 and May 27, 2004; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, outside the door of the Register of Deeds located at 501 Broadway, Suite 501, at the Northwest entrance to Gaylord Entertainment Center, Nashville, Davidson County, Tennessee, 37203, at 11:00 A.M. on Thursday, June 10, 2004 and Old Hickory Credit Union, (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of TWENTY FOUR THOUSAND NINE HUNDRED SEVEN AND 60/100 ($24,907.60) DOLLARS.

NOW THEREFORE, Claudia M. McCool, in her capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Archwood Acres, Section II, which is of record in Plat Book 2331, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> Being the same property conveyed to Gary L. Jarvis, unmarried by Deed from Secretary of Housing and Urban Development of record in Book 10783, Page 995, Register's Office for Davidson County, Tennessee.
>
> The street address of the above-described property is 912 Roosevelt Avenue, Madison, TN 37115.

This conveyance is made subject to:

1. Any and all unpaid City and State and County taxes that may be a lien against said property.

2. All matters as shown on the Plan of record in Plat Book 2331, page 12, Register's Office for Davidson County, Tennessee.

3. Matters which an accurate survey of the premises would disclose.

4. Liens for unpaid assessments and/or special assessments.

5. Rights of Parties in Possession.

6. Any other mortgages, liens, encumbrances, easements, restrictions and other matters of record which have a priority over the Deed of Trust, including a Deed of Trust executed by Gary L. Jarvis, unmarried to Bonnette A. Dawson, Trustee, and recorded as Instrument No. 20011009-0109989, Register's Office for Davidson County, Tennessee, to secure to Old Hickory Credit Union the repayment of an indebtedness in the amount of $63,750.00. Said Deed of Trust having been modified by instrument dated October 29, 2002, and recorded as Instrument No. 20021111-0139050, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, free from all right of homestead, dower, curtesy, equities of redemption, the Tennessee statutory right of redemption, and all other rights and exemptions of every kind, including but not limited to any statutory right to an elective share in the subject property, all such rights being waived in the Deed of Trust, in as full and complete manner as the undersigned, in her capacity as Successor Trustee, and not otherwise, has the power to convey the same.

IN WITNESS WHEREOF, Claudia M. McCool, in her capacity as Successor Trustee, and not otherwise, has set her signature on this 10th day of June, 2004.

Claudia M. McCool

Claudia M. McCool, as Successor 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, Claudia M. McCool, Successor Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of June, 2004.

Gloria K. Ford

Notary Public

My Commission Expires: 11-24-07

GLORIA K. FORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN