TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 06/09/05 10:21 3 pg
Fees:18.00 Taxes:185.00
20050609-0065911

Send Tax Bills:

This instrument prepared by:
TAYLOR, PIGUE, MARCHETTI
& McCASKILL, PLLC
2908 Poston Avenue
Nashville, Tennessee 37203

L. Gino Marchetti, Jr.,	)	
Successor Trustee	)	
	)	
to	)	Map/Parcel 18-16-131
	)	Property Address:
Old Hickory Credit Uinon	)	323 Moncrief Ave
P O Box 431	)	Goodlettsville, TN 37072
Old Hickory, TN 37138	)	

WHEREAS, James Crutchfield executed a Deed of Trust dated the 31st day of March, 2000, which was recorded as Instrument No. 20000403-0033141, Register's Office of Davidson County, Tennessee, conveying to Bonnette A. Dawson of Davidson County, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, L. Gino Marchetti, Jr. was appointed Successor-Trustee, said appointment being recorded as Instrument No. 20050506-0051053, Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the *City Paper* newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement; the sale was held at the time and place advertised to-wit: June 6, 2005 at 10:00 a.m. ON THE STEPS OUTSIDE THE ENTRANCE TO THE REGISTERS OFFICE AT 501 BROADWAY NASHVILLE, DAVIDSON COUNTY, TENNESSEE, at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead, dower and all other exemption of every kind, subject to any taxes and liens, which were expressly waived; and

WHEREAS the GRANTEE herein, OLD HICKORY CREDIT UNION, being the highest and best bidder at said sale with a bid of $50,000.00, was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of $50,000.00, the receipt of which is hereby acknowledged, I, L. Gino Marchetti, Jr., Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto OLD HICKORY CREDIT UNION, his/her/its successors and assigns, the following tract of land situated in Wilson County, Tennessee, and more particularly described as follows, to-wit:

Land lying in the 10th Civil District of Davidson County, TN and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc. dated March 30, 2000, as follows:

BEGINNING at an iron rod in the North margin of Moncrief Avenue, said point being the Southwest corner of Parcel 130 and the Southeast corner of the herein described tract, being further evidenced as Parcel 131 on Metro Tax Map 18-16; thence along the North margin with a curve to the left, said curve having a radius of 1875.81 feet, a delta angle of 2 deg. 35 min. 49 sec., an arc length of 85.02 feet, and a chord of North 73 deg. 22 min. 41 sec. West at 85.01 feet, to an iron rod, said point being the Southeast corner of Parcel 132; thence along the East line of said parcel North 17 deg. 42 min. 39 sec. East 255.53 feet to an iron rod, said point being the Northeast corner of Parcel 132; thence South 72 deg. 42 min. 33 sec. East 85.00 feet to an iron rod, said point being the Northwest corner of Parcel 130; thence along the West line of Parcel 130 South 17 deg. 42 min. 39 sec. West 254.50 feet to the iron rod at the point of beginning, containing 21.650.20 square feet and/or 0.497 acres, more or less.

Being the same property conveyed to James Ray Crutchfield by Deed of record by Carrie Elizabeth Turbeville et al in Instrument No. 20000403-0033150.

This is improved property also known as 323 Moncrief Drive, Nashville, TN 37072.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said OLD HICKORY CREDIT UNION, her/his/its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to OLD HICKORY CREDIT UNION, her/his/its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes or assessments; any Master Deed requirements or restrictions; any covenants, restrictions or conditions of record; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances, including any liens for taxes, as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said L. Gino Marchetti, Jr., Successor-Trustee, has hereunto set his hand this 7th day of June, 2005.

L. Gino Marchetti, Jr.
Successor-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named l. Gino Marchetti, Jr., Successor-Trustee, the bargainor, 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 and official seal at Nashville, Tennessee, this 7th day of June, 2005.

NOTARY PUBLIC

VICTORIA C. WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-30-06

AFFIANT STATEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater for this transfer is $50,000.00.

L. Gino Marchetti, Jr.
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of June, 2005.

NOTARY PUBLIC

VICTORIA C. WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-30-06