This Form furnished by: **HELEN SFIKAS ROGERS, ATTORNEY AT LAW**

FROM:

SHARON RADER, as SUCCESSOR TRUSTEE

Davidson County DEEDTRS
Recvd: 07/07/05 10:17 11 Ps
Fees:58.00 Taxes:333.70
20050707-0078099

TO:

NASHVILLE POST OFFICE CREDIT UNION

TRUSTEE'S DEED

New Owner & Address	Taxable Party	Parcel ID
Nashville Post Office Credit Union, P. O. Box 291233 Nashville, Tennessee 37229	Nashville Post Office Credit Union, P. O. Box 291233 Nashville, Tennessee 37229	041-12 036.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 90,188.00.

Sharon Rader
SHARON RADER, as SUCCESSOR TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st, DAY OF July, 2005.

Glynda B. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/14/09
DATE

This Instrument Prepared By:

HELEN S. ROGERS
ROGERS & ASSOCIATES
2205 State Street
Nashville, TN 37203
(615) 320-0600

GLYNDA B. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Comes Now, ***SHARON RADER, as SUCCESSOR TRUSTEE (Exhibit "A"),*** and files this Trustee's Deed to convey the real property known as *3927 Thackery Drive, Nashville, Davidson County, Tennessee 37207.*

SHARON RADER, as SUCCESSOR TRUSTEE, by and through counsel, ***HELEN SFIKAS ROGERS***, published a Notice of Foreclosure in the Nashville Record on June 9, 2005, June 16, 2005 and June 23, 2005 (See the Attached Affidavit of Publication & Notices of Foreclosure, ***Exhibit "B"***).

On Thursday, June 30, 2005, on or about 10:00 a.m., pursuant to the Notice of Foreclosure, the sale of the real property known as *3927 Thackery Drive, Nashville, Davidson County, Tennessee 37207* was held at the Metro Center, Circuit Court front door, located at 523 Mainstream Drive, Nashville, Davidson County, Tennessee. No bonafide purchaser was available at the asking price for the foreclosed real property.

I, **SHARON RADER**, as ***SUCCESSOR TRUSTEE***, for the reasons herein stated, do hereby convey to the ***NASHVILLE POST OFFICE CREDIT UNION***, the true owners of the aforesaid foreclosed real property, all interest, rights and title in said real property in Davidson County, Tennessee and said real property is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 86 on the Plan of Section I, Bellshire Estates, of record in Book No. 2133, Pages No. 124 and 125, Register's Office for Davidson County, Tennessee, and described as follows: BEGINNING at a point in the south margin of Darbytown Drive at a concrete monument near Thackery Drive; Thence with the margin of Darbytown Drive, easterly 105.60 feet to the northwest corner of a tract marked 'Reserved'; Thence with the line of said Tract, southerly 180.10 feet to a point; Thence westerly 140.00 feet to the east margin of Thackery Drive; Thence with the margin of the same, northerly 147.00 feet to the beginning point of a curve; Thence around said curve, northeasterly 38.00 feet to the point of beginning.

BEING a the same real property conveyed to Julius M. Ingram and Wife, Vickie A. Ingram, by Warranty Deed from Mary Sexton Davenport, an unmarried person, of Record in Book No. 7588, Page No. 772, Register's Office for Davidson County, Tennessee.

This is improved property known as:

3927 Thackery Drive, Nashville, Davidson, Tennessee 37207

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

WITNESSED My Hand this the 1st day of July, 2005.

Sharon Rader
SHARON RADER, as SUCCESSOR TRUSTEE

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Glynda B. Johnson, a Notary Public in and for said County and State, the within named **SHARON RADER, as SUCCESSOR TRUSTEE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **SHE** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 1st day of July, 2005.

Glynda B. Johnson
NOTARY PUBLIC

My Commission Expires: 03/14/09.
DATE

GLYNDA B. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

This Form furnished by: ***HELEN SFIKAS ROGERS, ROGERS & ASSOCIATES, The Wind In The Willows Mansion, 2205 State Street, Nashville, Tennessee 37203; Phone Nº (615) 320-0600; Fax Nº (615) 320-9933***

APPOINTMENT OF SUCCESSOR TRUSTEE

WHEREAS, on the 10th day of September, 2002, ***JULIUS M. INGRAN and Wife, VICKIE A. INGRAM***, executed a Deed of Trust to ***PATRICIA A. McCAIN, TRUSTEE***, to secure the payment of a Promissory Note in the original principal sum of Ninety-Three Thousand Six Hundred and No/100 ($93,600.00) Dollars, payable to the order of the ***NASHVILLE POST OFFICE CREDIT UNION***, said Promissory Note being payable in monthly installments as indicated in said Deed of Trust, which is of record in **Instrument Nº 20020912-0111201**, Register's Office for Davidson County, Tennessee, to which reference is hereby made;

WHEREAS, the ***NASHVILLE POST OFFICE CREDIT UNION***, is the owner and holder of the Promissory Note aforesaid, secured by the Deed of Trust aforesaid; and

WHEREAS, said **PATRICIA A. McCAIN, TRUSTEE**, is unable to act as Trustee under the Deed of Trust aforesaid.

NOW, THEREFORE, the ***NASHVILLE POST OFFICE CREDIT UNION***, pursuant to and in compliance with the authority contained in the Deed of Trust, does hereby name and appoint **SHARON RADER**, whose residence address is Wilson County, Tennessee, as Successor Trustee, under the Deed of Trust aforementioned and pursuant to a Corporate Resolution attached

Davidson County APTSUBTR
Recvd: 10/28/04 08:32 5pgs
Fees:27.00 Taxes:0.00
[redacted]
20041028-0129485

Blumberg No. 5208
EXHIBIT
"A"

herewith as **Exhibit "A"**, making her vested with all the rights, powers and privileges of the original Trustee named in the said Deed of Trust.

IN WITNESS WHEREOF, the Appointment of Successor Trustee has been executed this the 20 day of OCTOBER, 2004.

THE NASHVILLE POST OFFICE CREDIT UNION

BY: Sharon Rader
SHARON RADER, MANAGER

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Before me, JUDY DANNER, a Notary Public of said County and State, personally appeared ***SHARON RADER***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the ***MANAGER*** of the ***NASHVILLE POST OFFICE CREDIT UNION***, the within named bargainor, a corporation, and that she as such ***MANAGER*** executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as the ***MANAGER*** of the ***NASHVILLE POST OFFICE CREDIT UNION***.

Witness my hand and seal, at Office, this 20 day of OCTOBER, 2004.

Judy Danner
NOTARY PUBLIC

My Commission Expires: 1-26-08.
DATE

NASHVILLE
Post Office Credit Union

CORPORATE RESOLUTION

BOARD MEETING OF THE NASHVILLE POST OFFICE CREDIT UNION

DATED: 8-21-02

The Nashville Post Office Credit Union, hereafter referred to as Credit Union, met to consider what person should be authorized to execute documents on behalf of the Credit Union. After due consideration the Committee after discussion and further consideration, named, nominated and designated that Sharon Rader, Manager, to be the person to execute all necessary documents in the name of the Credit Union. The following resolution was passed and approved, to wit:

"BE IT RESOLVED" by the President of the Board of Directors that Sharon Rader be and is hereby named, designated, appointed and authorized to execute any necessary and all documents related to releases, correspondence and other papers related to the day to day operation of the Credit Union.

Committee:

John C. Beamer
President of the Board of Directors

Edward W Bryan
Vice President

Walter C. Fields
Secretary

P.O. BOX 291233 • NASHVILLE, TN 37229-1233 • PHONE (615) 871-4221 • TOLL FREE 1-800-298-8878 • FAX (615) 871-7209

Nashville Record

1100 Broadway
Nashville, TN 37203
Phone: (615) 664-2300 Fax: (615) 664-2301

HELEN SFIKAS ROGERS

Re: Ingram, 3927 Thackery Dr.

Ad No. 268

PROOF OF PUBLICATION

State of Tennessee
County of Davidson

Tear Sheets
Attached: 3

I, ~~Susan Sharp~~ Sharon Rains, being duly sworn, make oath that I am Administrative Assistant of the NASHVILLE RECORD, a weekly newspaper published in Nashville, Davidson County, Tennessee.

I make further oath that the attached publication appeared in the same on the following dates:

DATE(S) OF PUBLICATION: June 9, 16, and 23, 2005.

Sharon Rains
~~Susan Sharp~~ Sharon Rains

Subscribed and sworn to before me,

This 24th day of June, 2005.

Carol Terry
NOTARY

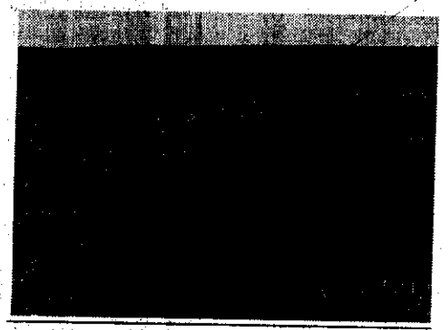
CAROL M. TERRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

EXHIBIT "B"
Bunberg No. 5208

Continued from last column

Insertion Dates: June 9, 16 and 23, 2005
Ad No. 267



NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions and/or payments of a certain promissory note in the original principal amount of and Ninety-Three Thousand Six Hundred and No/100 ($93,600.00) Dollars, dated September 10, 2002, executed by JULIUS M. INGRAM and Wife, VICKIE A. INGRAM, to THE NASHVILLE POST OFFICE CREDIT UNION, and secured by a Deed of Trust from JULIUS M. INGRAM and Wife, VICKIE A. INGRAM, to PATRICIA A. McCAIN, TRUSTEE, of Record in Instrument 20020912-0111201, now SHARON RADER, SUCCESSOR TRUSTEE, of Record in Instrument 20041028-0129485, default having been made in the terms of the payment of said indebtedness, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust, and said payment not having been made, notice is hereby given that I, the undersigned Trustee under the power and authority vested in me by said Deed of Trust and having been requested to do so by the lawful owner and holder of said debt, will on: Thursday, June 30tth, 2005, on or about 10:00 a.m., at the main front door of the Circuit Court, Metro Center, 523 Mainstream Drive, Nashville, Davidson County, Tennessee 37228, sell to the highest bidder, for Cash, and free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions of every kind, which are hereby expressly waived in said Deed of Trust, the following described property in Davidson County, Tennessee to wit:

LAND in Davidson County, Tennessee, being Lot No. 86 on the Plan of Section I, Bellshire Estates, of record in Book No. 2133, Pages No. 124 and 125, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the south margin of Darbytown Drive at a concrete monument near Thackery Drive; Thence with the margin of Darbytown Drive, easterly 105.60 feet to the northwest corner of a tract marked 'Reserved' Thence with the line of said Tract, southerly 180.10 feet to a point; Thence westerly 140.00 feet to the east margin of Thackery Drive; Thence with the margin of the same, northerly 147.00 feet to the beginning point of a curve; Thence around said curve, northeasterly 38.00 feet to the point of beginning.

BEING a the same real property conveyed to Julius M. Ingram and Wife, Vickie A. Ingram, by Warranty Deed from Mary Sexton Davenport, an unmarried person, of Record in Book No. 7588, Page No. 772, Register's Office for Davidson County, Tennessee.

This is improved property known as:

3927 Thackery Drive, Nashville, Davidson, Tennessee 37207

This sale is subject to all matters shown in any applicable recorded plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; and statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances, as well as any priority created by a fixture filing; and subject to any matter that an accurate survey the premises might disclose.

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The right is reserved to adjourn the day of sale to another day and time certain, without further publication and in accordance with law, upon announcement of said adjournment on the day and time and place of sale set forth above.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of (i) accepting the next highest bid on which the bidder is able to comply, or (ii) re-advertising and sell the real estate at a second sale. The proceeds derived from the sale of the property will be applied as provided for in said Deed of Trust. Said Deed of Trust is made a part hereof as if copied verbatim herein.

This notice shall be published in The Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee, on the following days: June 9th, 2005; June 16th, 2005; and June 23rd, 2005. DATE OF SALE WILL BE APPROXIMATELY TWENTY (20) DAYS THEREAFTER THE FIRST PUBLICATION DATE OF June 9th, 2005, On Thursday, June 30th, 2005, at 10:00 A.M.

SHARON RADER, TRUSTEE
HELEN SFIKAS ROGERS, ATTORNEY/AGENT
The Wind in the Willows Mansion
2205 State Street
Nashville, Tennessee 37203
Phone (615) 320-0600
Fax (615) 320-9933
Insertion Dates: June 9, 16 and 23, 2005
Ad No. 268

Continued from

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