This Instrument was Prepared By:
Consumer Trust Title & Escrow, LLC
219 Ward Circle, Ste 3
Brentwood, TN 37027

Davidson County DEEDTRS
Recvd: 07/14/05 12:55 2 pg
Fees:13.00 Taxes:136.90



20050714-0081817

Please send tax bills to:
DOUG BROOKS & DENNY STAMPS – New Owner
8321 ALAMO ROAD
BRENTWOOD, TN 37027

Map and parcel No.: 18-16-131

TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") from James Crutchfield to Bonnette A. Dawson of Davidson County, Tennessee, Trustee, dated March 31, 2000 of record in Inst. No. 20000403-0033141, Register's Office for Davidson County, Tennessee, the hereafter described property (the "Property") was conveyed for the purposes of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested the Trustee to advertise and sell the Property under the terms and provisions of the Deed of Trust; and

WHEREAS, L. Gino Marchetti, Jr. was appointed Successor-Trustee, said appointment being recorded as Instrument No. 20050606-0051053, Register's Office for Davidson County, Tennessee.

WHEREAS, in pursuance of said request of said beneficiary, the Property was advertised for the in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 6th day of June 2005, on the steps outside the entrance to the Register's Office at 501 Broadway, Nashville, Davidson County, Tennessee.

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Old Hickory Credit Union ("Grantee"), whether one or more, being the highest and best bidder, become the purchaser of the Property at and for the sum of $50,000.00.

WHEREAS, L. Gino Marchetti, Jr., Successor-Trustee conveyed to Old Hickory Credit Union by Trustee's Deed dated June 7, 2005 and recorded June 9, 2005 in Inst. No. 20050609-0065911, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, in consideration of the premises, the Undersigned, Old Hickory Credit Union does hereby grant, bargain, sell, and convey to Doug Brooks and Denny Stamps in fee simple forever, the Property, described as being in the County of Davidson State of Tennessee, to wit:

LAND LYING IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, 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.

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES RAY CRUTCHFIELD, UNMARRIED BY WARRANTY DEED OF WILLIAM THOMAS BAKER, CARRIE ELIZABETH TURBEVILLE, BETTY JEAN HULL, JIMMY DEAN BAKER AND MARY EVELYN HOLLAND DATED MARCH 31, 2000 AND RECORDED APRIL 3, 2000 IN INST. NO. 200004030033150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO L. GINO MARCHETTI, JR., SUCCESSOR TRUSTEE BY APPOINTMENT OF SUCCESSORS TRUSTEE'S DEED RECORDED MAY 6, 2005 IN INST. NO. 20050506-0051053, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY BEING FURTHER CONVEYED TO OLD HICKORY CREDIT UNION BY TRUSTEE'S DEED OF L. GINO MARCHETTI, JR.-SUCCESSOR TRUSTEE DATED JUNE 7, 2005 AND RECORDED JUNE 9, 2005 IN INST. NO. 20050609-0065911, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

The street address of the property is 323 Moncrief Avenue, Goodlettsville, TN 37072

Subject to all unpaid taxes, and governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD said described real estate unto Grantee, his/her successors and assigns, forever in fee simple.

Sale was advertised and made as Trustee only without covenants or warranties of title, express or implied, and this conveyance is so made.

IN WITNESS WHEREOF, Old Hickory Credit Union and Grantor.

Sue Hudgens
Sue Hudgens, Authorized Agent
For Old Hickory Credit Union
Grantor

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sue Hudgens, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Agent for Old Hickory Credit Union and is authorized the Old Hickory Credit Union to execute this instrument on behalf of the company.

WITNESS my hand and official seal this 8 day of ~~June,~~ July 2005.

Cheryl Bosley
NOTARY PUBLIC

CHERYL BOSLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires: July 21, 2008

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 37,000.00.

Sue Hudgens
Affiant

Sworn to and Subscribed before me this 8 day of July, 2005.

Cheryl Bosley
Notary Public

My Commission Expires: July 21, 2008

CHERYL BOSLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY