This Form furnished by: **HELEN SFIKAS ROGERS, ROGERS & ASSOCIATES**

FROM:

SHARON RADER, TRUSTEE

BILL GARRETT, Davidson County
Trans:T20090032393 DEEDTRS
Recvd: 05/15/09 15:39 4 pgs
Fees:23.00 Taxes:266.40
20090515-0045012

TO:

NASHVILLE POST OFFICE CREDIT UNION

TRUSTEE'S DEED

New Owner & Address	Taxable Party	Parcel Identification No.
Nashville Post Office Credit Union, P. O. Box 291233 Nashville, Tennessee 37229	"Same as Owner"	098 00 0 028.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ 72,000.00**.

Sharon Rader
SHARON RADER, TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2009.

Roxanne Barron
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-23-2012
DATE

This Instrument Prepared By:

HELEN S. ROGERS
Rogers & Associates
2205 State Street
Nashville, TN 37203

(615) 320-0600

ROXANNE BARRON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires OCT. 23, 2012

This instrument is made and entered into as of the 11th day of May, 2009, by and between ***SHARON RADER***, Trustee (hereinafter: "Trustee"), and the **NASHVILLE POST OFFICE *CREDIT UNION***.

WHEREAS, by Deed of Trust dated February 16, 2007, of record in ***Instrument No. 20070223-0022699***, Register's Office for Davidson County, Tennessee (hereinafter: "Deed of Trust"),

JULIE LYNN FOSTER (hereinafter: "Debtor"), conveyed to ***SHARON RADER***, as Trustee, the hereinafter described real estate, to secure payment to the ***NASHVILLE POST OFFICE CREDIT UNION*** of a promissory note dated February 16, 2007 (hereinafter: "The Note"); and

WHEREAS, the lawful holder of the Note, the ***NASHVILLE POST OFFICE CREDIT UNION***, appointed ***SHARON RADER***, to serve as Trustee in accordance with the terms of said Deed of Trust in ***Instrument No. 20070223-0022699***, Register's Office of Davidson County, Tennessee.

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Trustee caused notice to be published in *The City Paper* that the property would be sold a 11:00 a.m., on Thursday, May 7, 2009, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said newspaper on *The City Paper* on Thursday, April 16, 2009, Thursday, April 23, 2009, and Thursday, April 30, 2009, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Trustee at the time, place and date specified in said notices caused the property and all improvement, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to the ***NASHVILLE POST OFFICE CREDIT UNION*** at the price of $ 72,000.00 Dollars, this being the highest, last and best bid;

NOW, THEREFORE, I, SHARON RADER, Trustee as aforesaid, in consideration of the premises and the sum of $ 72,000.00 Dollars, credited by the ***NASHVILLE POST OFFICE CREDIT UNION*** against the Note, by these presents do transfer and convey unto the ***NASHVILLE POST OFFICE CREDIT UNION***, it successors and assigns, all of my right, title and interest, as Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

LAND in the 4th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the center of Earhart Pike, being the northeast corner of a tract conveyed to Roy Ballentine and Wife, Dorothy Ballentine, said point being 110.00 feet easterly from the northeasterly corner of a tract conveyed to Ben Allen Foster and Wife, Christine Foster, dated October 1, 1947, of record in Book 1534, Page 500, Register of Davidson County, and being 260.00 feet east of the northeasterly corner of the land owned by Oakley Eakes; Thence easterly with center of said Earhart Pike, 110.00 feet to a point; Thence at right angles southerly and parallel with said Roy Ballentine's easterly line and also easterly line of said Ben Allen Foster, 157.00 feet, more or less, to a point marked by a stake; thence at right angles, westerly, parallel with southerly margin of Earhart Pike, 110.00 feet to the southeast corner of the said Roy Ballentine's corner; Thence, at right angles, northerly, with easterly line of said Roy Ballentine's land, 157.00 feet, more or less, to the center of Earhart Pike, the point of beginning.

BEING a the same real property conveyed to Julie Lynn Foster, a single person, by Quitclaim Deed dated March 19, 2005, from Daisy Clark Foster, a single person, of record in Instrument No. 20050321-0030257, Register's Office for Davidson County, Tennessee.

This is improved property known as:

3124 Earhart Road, Hermitage, Davidson County, Tennessee 37076

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemptions rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affects the land therein conveyed.

WITNESS the signature of the Trustee on this the day and date first above written.

Sharon Rader

SHARON RADER, Trustee

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named **SHARON RADER, 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 11th day of May, 2009.

Roxanne Barron
NOTARY PUBLIC

My Commission Expires: 10-23-2012.
DATE

ROXANNE BARRON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT. 23, 2012