BILL GARRETT, Davidson County
Trans:T20090033890 DEEDTRS
Recvd: 05/22/09 08:23 2 pgs
Fees:13.00 Taxes:45.33
20090522-0047168

SEND TAX BILLS TO NEW OWN
The Tennessee Credit Union
1400 8th Avenue South
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
Michael I. Mossman, Attorney
PO Box 330159
Nashville, Tennessee 37203

Map-Parcel 95-8-56

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 29th of July, 1999, Andrew G. Heron, Jr., unmarried, executed a Deed of Trust conveying to Betty G. Hobbs, Trustee, to secure a note in the amount of $19,000.00, payable to Tennessee Teachers Credit Union, as fully set forth in said Deed of Trust which is of record in Book 11613, Page 180, in the Register's Office for Davidson County, Tennessee.

WHEREAS, the said Betty G. Hobbs, declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee by written instrument recorded as Instrument No. 20081211-0119300, Register's Office for Davidson County, Tennessee; and

WHEREAS, Michael I. Mossman, Successor Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power vested in him as such Successor Trustee, in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving thirty (30) days notice by three (3) successive publications, namely March 20, 2009; March 27, 2009 and April 3, 2009, in The Tennessean, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust, and

PURSUANT to said advertisement, on April 20, 2009 at 11:30 P.M. and said sale was adjourned until May 19, 2009, at 11:30 P.M. outside the Register of Deeds Office for Davidson County, Tennessee, he, as such Successor Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equity of redemption as provided in said Deed of Trust, but subject to any and all unpaid taxes; restrictive covenants, easements and set back lines; and any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property, at which time Tennessee Credit Union submitted the highest and best bid in the amount of $12,251.54.

NOW, THEREFORE, in consideration of the premises, Michael I. Mossman, Successor Trustee, does hereby sell, transfer, and convey to The Tennessee Credit Union, their successors and assigns in fee simple, and in bar of all equities above mentioned the following described real property, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 190, as shown on the map entitled Eva-Mor Heights, Section 3, of record in Book 1835, Page 92, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Heirs at Law of Andrew G. Heron, Jr., Deceased, of record in Book 8518, Page 609, Register's Office for Davidson County, Tennessee. The said Andrew G. Heron, Jr. having since died.
>
> This is improved property located at 327 Tamworth Drive, Nashville, TN 37214.

Michael I. Mossman, Successor Trustee, conveys to The Tennessee Credit Union, all the rights conveyed to him as Successor Trustee, in said Deed of Trust, and including such covenants and warranties as he, as such Successor Trustee,

may lawfully make, all his actions in the premises being solely as Trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an Individual.

WITNESS, my hand in Nashville, Tennessee this 19th day of May, 2009.

MICHAEL I. MOSSMAN
Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael I. Mossman, Trustee, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 19th day of May, 2009.

NOTARY PUBLIC

VIRGINIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO
My Commission Expires Nov. 7, 2012

MY COMMISSION EXPIRES: Nov. 7 2012

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,251.54.

Sworn to and subscribed before me, this 19th day of May, 2009.

VIRGINIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov 7, 2012