This Form furnished by: **FRED C. DANCE, ESQ., Attorney at Law, 234 First Avenue South, Franklin, Tennessee 37064; (615) 794-3450**

FROM:

SHARON RADER, SUCCESSOR TRUSTEE

TO:

NASHVILLE POST OFFICE CREDIT UNION

BILL GARRETT, Davidson County
Trans:T20110072828 DEEDTRS
Recvd: 11/17/11 13:49 4 pgs
Fees:23.00 Taxes:127.27
20111117-0090076

TRUSTEE'S DEED

New Owner & Address	Taxable Party	Parcel Identification No.
Nashville Post Office Credit Union, P. O. Box 291233 Nashville, Tennessee 37229 - 1233	"Same as Owner"	059 14 0 045.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ 34,398.41**.

Sharon Rader
SHARON RADER, SUCCESSOR TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2011.

Roxanne Barron
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-23-12
DATE

This Instrument Prepared By:

FRED C. DANCE
Attorney at Law
234 First Avenue South
Franklin, TN 37064

(615) 794-3450

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

This instrument is made and entered into as of the 14th day of November, 2011, by and between ***SHARON RADER***, Successor Trustee (hereinafter: "Successor Trustee"), and the **NASHVILLE POST OFFICE *CREDIT UNION***.

WHEREAS, by Deed of Trust dated April 19, 2002, of record in ***Instrument No. 20020422-0049217***, Register's Office for Davidson County, Tennessee (hereinafter: "Deed of Trust"), ***TANYA R. ANDREWS*** (hereinafter: "Debtor"), conveyed to ***PATRICIA A McCAIN***, as Trustee, the hereinafter described real estate, to secure payment to the ***NASHVILLE POST OFFICE CREDIT UNION*** of a promissory note dated April 19th, 2002 (hereinafter: "The Note");

WHEREAS, the Debtor filed for Chapter 7 Bankruptcy in the United States Bankruptcy Court for the Middle District of Tennessee on August 22, 2011, Docket No. 3:11-bk-08308. The Debtor surrendered the herein below described real property by Agreed Order dated September 29, 2011, Court Docket Entry No. 21;

WHEREAS, the lawful holder of the Note, the ***NASHVILLE POST OFFICE CREDIT UNION***, appointed ***SHARON RADER***, to serve as Successor Trustee in accordance with the terms of said Deed of Trust on September 19, 2011, of Record in ***Instrument No. 20110923-0073836***, 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;

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in *The City Paper* that the property would be sold at 11:00 a.m., on Monday, November 14, 2011, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said newspaper on *The City Paper* on Monday, October 17, 2011, Monday, October 24, 2011, and Monday, October 31, 2011, and sent a copy of such notice to Debtor and following such notice the default was not cured;

WHEREAS, the Successor 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 $ 34,398.41 Dollars, this being the highest, last and best bid.

NOW, THEREFORE, I, SHARON RADER, Successor Trustee as aforesaid, in consideration of the premises and the sum of $ 34,398.41 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***, its successors and assigns, all of my right, title and interest, as SuccessorTrustee, 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 Davidson County, Tennessee, being Lot No. 258 on the Plan of Treppard Heights, Section III, of Record in Book 2663, Page 116; said Register's Office to which reference is hereby made for a more complete and accurate legal description.

BEING a the same real property conveyed to Tanya R. Andrews, an unmarried person, by Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., by Deed dated April 12, 2002, of record in Instrument No. 20020422-0049216, Register's Office for Davidson County, Tennessee.

This is improved property known as:

3009 West Hamilton Avenue, Nashville, Davidson County, Tennessee 37218

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 Successor Trustee on this the day and date first above written.

Sharon Rader

SHARON RADER, Successor Trustee

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Roxanne Barron, a Notary Public in and for said County and State, the within named **SHARON RADER, 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 14th day of November, 2011.

Roxanne Barron

NOTARY PUBLIC

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

My Commission Expires: 10-23-12.

DATE