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

FROM:

SHARON RADER, TRUSTEE

TO:

NASHVILLE POST OFFICE CREDIT UNION

BILL GARRETT, Davidson County
Trans:T20110080489 DEEDTRS
Recvd: 12/20/11 11:42 4 pgs
Fees:23.00 Taxes:425.84
20111220-0099286

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"	136 14 0 234.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ 115,091.98**.

Sharon Rader
SHARON RADER, TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th, DAY OF December, 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 19th day of December, 2011, by and between ***SHARON RADER***, Trustee (hereinafter: "Trustee"), and the **NASHVILLE POST OFFICE *CREDIT UNION***.

WHEREAS, by Deed of Trust dated April 25, 2011, of record in ***Instrument No. 20110502 - 0033493***, Register's Office for Davidson County, Tennessee (hereinafter: "Deed of Trust"), ***STANLEY E. DOWLEN*** and ***JAQUELINE D. DOWLEN***, as Husband and Wife, (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 April 25th, 2011 (hereinafter: "The Note");

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 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 at 11:00 a.m., on Monday, December 19, 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, November 28, 2011, Monday, December 5, 2011, and Monday, December 12, 2011, and sent a copy of such notice to Debtor and following such notice the default was not cured;

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 $ 115,091.98 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 $ 115,091.98 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 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 Davidson County, Tennessee, being Lot No. 154B of the zone Lot Division of Lots 148 through 154 Harbor Gate Section Two, as of record in Plat Book 6900, Page 251, Register's Office for said county, to which reference is hereby made for a more complete and accurate legal description.

BEING a the same real property conveyed to Stanley Eugene Dowlen and wife, Jaqueline Denise Dowlen, by Warranty Deed dated June 30, 1994, from Gary A. Muller and Wife, Leslie A. Muller, of record in Book 9399, Page 255, Register's Office for Davidson County, Tennessee. Stanley Eugene Dowlen is one and the same person as Stanley E. Dowlen. Jaqueline Denise Dowlen is one and the same person as Jaqueline D. Dowlen.

This Trustee's Deed was prepared from information provided by the parties herein, and the preparation of this Trustee's Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

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 of Record in the Register's Office for Davidson County, Tennessee.

This is improved property known as:

598 Castlegate Drive, Nashville, Davidson County, Tennessee 37217

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, Roxanne Barron, 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 19th day of December, 2011.

ROXANNE BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires OCT. 23, 2012

Roxanne Barron
NOTARY PUBLIC

My Commission Expires: 10-23-12.
DATE