BOOK 10404 PG 175

THIS INSTRUMENT PREPARED BY:
B. Paul Hatcher, Attorney
Hardwick-Hogshead Building
600 Georgia Avenue, Suite Three
Chattanooga, Tennessee 37402

5051 04/03 0101 03CHECK 234.30

TRUSTEE'S DEED

THIS INDENTURE, made this the **3rd** day of **April, 1997**, by and between **B. PAUL HATCHER**, Substitute Trustee, of Chattanooga, Hamilton County, Tennessee, First Party, and **INLAND MORTGAGE CORPORATION**, an Indiana corporation, Second Party:

W I T N E S S E T H:

WHEREAS, on the 14th day of July, 1992, **DELORES JOHNSON, unmarried**, and **CHARLES E. RUCKER, JR., unmarried**, did duly execute to Phillip Stephen Freeman, Trustee, a certain Deed of Trust, which was duly registered in the Register's Office for Davidson County, Tennessee, in Book **8680**, page **843**, and whereby did convey the hereinafter described property situated in Davidson County, State of Tennessee, to-wit:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Being Lot No. 19 on the plan of J. W. Hart Addition, as of record in Book 57, page 129, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Delores Johnson, unmarried, and Charles H. Rucker, Jr., unmarried, by deed of record in Book 8680, page 840, in the Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 57, page 129, Register's Office for Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

WHEREAS, Phillip Stephen Freeman, Trustee, the predecessor of First Party, was unable to serve and B. Paul Hatcher was named Substitute Trustee by instrument dated February 20, 1997, of record in Book 10379, page 149, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the said trust was made for the purpose of securing a certain original principal indebtedness of Fifty-eight Thousand Five Hundred and No/100 Dollars ($58,500.00), as evidenced by one note payable to Century Mortgage Corp., which note was assigned to Inland Mortgage Corporation by Assignment of Mortgage of record in Book 8680, page 849, aforesaid records; and

WHEREAS, the same was not paid at maturity but default was made, and thereupon, at the request of the beneficiary of said trust, the First Party hereto did duly advertise the said property of said trust on March 13, 1997, March 20, 1997, and March 27, 1997 in the newspaper in Davidson County, Tennessee which carries legal advertisements, to wit: *The Nashville Record*, giving the time, place and terms of the sale; and

WHEREAS, on the **3rd** day of **April, 1997,** at or about 10:00 o'clock a.m. at the Main (South) door of the Davidson County Courthouse, Nashville, Tennessee, the time and place fixed, the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption, as provided in said trust, and being cried for a reasonable time, was finally struck off to the Second Party, at its bid of **Fifty-nine Thousand Eight Hundred Ten and 11/100 DOLLARS ($59,810.11)**, it being the highest and best bidder, which sum was in hand paid and then applied as directed and provided by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and the sum aforesaid bid and paid, the First Party hereto, as Substitute Trustee, does hereby bargain, sell, transfer, and convey, unto the Second Party the parcel or lot of land hereinabove described, to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances thereof and thereunto belonging and appertaining, as an inheritance in fee, and free from all right and equity of redemption in the makers of said Deed of Trust and all persons claiming through or under them, subject to any unpaid taxes, and also subject to any rights, reservations, restrictions and easements as shown by the public records.

First Party covenants that, as Substitute Trustee, he is lawfully seized of said property, has good right to convey, and will and does warrant unto said Second Party, their heirs, executors, administrators and assigns, the title to said property as against all persons claiming by, through or under First Party, but no further or otherwise.

WITNESS, my hand and seal at office in Hamilton County, Tennessee, this 3rd day of April, 1997.

B. Paul Hatcher

B. PAUL HATCHER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Before me, the undersigned authority, personally appeared **B. Paul Hatcher, Substitute Trustee**, the within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Hamilton County, Tennessee, the 3rd day of April, 1997.

B. Paul L. Hatcher

Notary Public

PAUL HATCHER * 3355 * NOTARY PUBLIC AT LARGE * STATE OF TENN.

My Commission Expires:

2-18-98

TAX MAP PARCEL NO.

82-8-246

NAME AND ADDRESS OF GRANTEE(S):

Inland Mortgage Corporation
11800 Exit Five Parkway
P. O. Box 6107
Indianapolis, IN 46206-6017

SEND TAX NOTICES TO:

Department of Housing and Urban Development
251 Cumberland Bend Drive
Suite 200
Nashville, Tennessee 37220-1803

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is **$59,810.11**.

Affiant

Sworn to and subscribed before me
this 3rd day of April, 1997.

Notary Public

My Commission Expires:
2-18-98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

02904.36

IDENTIFICATION REFERENCE

97 APR -3 AM 10:28

FELIX A. MILLER REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59810-11
CON TX 221.30
PRFEE 1.00
WDEED 12.00
TOTAL 234.30
CHECK 234.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
04/03/97 01 10127 0001 5051

02904486
IDENTIF. & REFERENCE

97 APR -3 AM 10:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1135306