TRUSTEE'S DEED

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
H. C. Duke	Same	Map 91-10
7435 Lakeview Dr.		Parcel 409
Nashville, TN 37209		

WHEREAS, Christopher Hussey, by Deed of Trust dated February 1, 1996, transferred and conveyed unto **R. R. Hedgepath, Trustee**, the property hereinafter described, said Deed of Trust being of record in Book 9936, Page 147, Register's Office for Davidson County, Tennessee.

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the lawful holder and owner if said debt has called upon the undersigned, as Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned Trustee, after due advertisement as required by law and as required by law and as required by the terms of said Deed of Trust, offered said land for sale, pursuant to the terms of said Deed of Trust, to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Deed of Trust, at 11:00 A.M., Thursday, the 16th day of October 1997, when and where **H. C. Duke** became the last and highest bidder for cash at the price of THIRTY THOUSAND AND 00/100 DOLLARS ($30,000.00). The sale having been advertised in the Nashville Record September 25, October 2 and October 9, 1997, Ad No. 4669.

NOW, THEREFORE, I, **R. R. Hedgepath**, in my capacity as Trustee, and not otherwise, as aforesaid, in consideration of the premises of the sum of $30,000.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said **H. C. Duke**, his heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee and more particularly described as follows, to wit:

Certain property in the State of Tennessee, County of Davidson, described as follows, to wit:

BEING Lot No. 37 on the Plan of the Subdivision of Lot Nos. 39 and 40 of the B. F. Cockrill Farms, as of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 fronts 50 feet on the southerly side of Leslie Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Christopher Hussey by deed from H. C. Duke, of record in Book 9936, Page 141, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises to the said **H. C. Duke**, his heirs or successor and assigns, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived in said Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, as aforesaid, has the power to convey the same.

THE UNDERSIGNED, R. R. Hedgepath, as Trustee, and not otherwise, warrants the title to said property to the said **H. C. Duke**, his successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid taxes and assessments, interest and penalty, if any; restrictive covenants of record, and subject to any and all prior restrictions, easements, setback lines, liens of any nature, or other prior encumbrances of record.

IN WITNESS WHEREOF, the undersigned, **R. R. Hedgepath**, Trustee, and not otherwise, has set his signature on this 16th day of October 1997.

R. R. HEDGEPATH
Trustee, and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. R. Hedgepath, Trustee,** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as such Trustee, and not otherwise.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of October 1997.

NOTARY PUBLIC

My commission expires: 11/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00.

Affiant

Subscribed and sworn before me, this the 16th day of October 1997.

NOTARY PUBLIC

My commission expires: 11/22/97

0359765

IDENTIFICATION REFERENCE

97 OCT 16 PM 2:06

FELIX Z. LIEBSCHUTZ REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0688 10/16 0101 03CHECK 120.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ 10648 335

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

10/16/97 01 14:07 0001 0688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0359765
IDENTIF. ↑ REFERENCE

97OCT 16 PM 2:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1209984