BOOK 10890 PG 842

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

Map & Parcel:

81-10 109

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated October 24, 1997, executed by **HOWARD HUDSON, JR., unmarried** and recorded in Book 10658, Page 594, Register's Office for Davidson,Tennessee, the herein described property was conveyed to CURTIS M. LINCOLN, Trustee, to secure the indebtedness described in said Deed of Trust, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust by the lawful owner and holder of said indebtedness, EQUITY MORTGAGE, INC.; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust of record in Book 10658, Page 594, Register's Office for Davidson Couty, Tennessee, and EQUITY MORTGAGE, INC. being the holder of said indebtedness and having declared the entire indebtedness and interest due and payable; and

WHEREAS, the lawful holder of said indebtedness having requested Curtis M. Lincoln, Trustee, to sell said property in satisfaction of said indebtedness, interest, costs and attorney's fees and all obligations as provided in said Deed of Trust; and

WHEREAS, Curtis M. Lincoln, Trustee, did give more that twenty-one (21) days notice of the time, place and terms of said sale by advertisement in three (3) weekly publications in the *Nashville Record*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on March 5, March 12 and March 19, 1998, stating that on the 30th day of March, 1998, at 1:00 p.m. at the main door of the Davidson County Courthouse in Nashville, Tennessee, said property herein after described, would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, and subject to any and all unpaid taxes under Tennessee law; and

WHEREAS, on the said date March 30, 1998, said Curtis M. Lincoln, Trustee, offered said property for sale at public outcry and sold said property to EQUITY MORTGAGE, INC. for **Twenty Five Thousand Seven Hundred Eighty Five Dollars and 07/100 ($25,785.07)** which was the amount of the highest and last bid, to apply on said indebtedness, interest and all costs under said Deed of Trust, said bid being the highest and last bid.

NOW, THEREFORE, I, Curtis M. Lincoln, Trustee, in pursuance of the power and authority contained in said Deed of Trust, for and in consideration of the sum of the said highest, best and last bid, hereinabove set out, credited and applied as a payment on the indebtedness secured by the aforementioned Deed of Trust, do hereby bargain and sell and by these presents do hereby transfer and convey to said **EQUITY MORTGAGE, INC.**, its successors and assigns, as Grantee, the following described property, to wit:

> LAND in Davidson County, TN and being Lot No. 36 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for Davidson County, TN.

SAID Lot No. 36 fronts 50 feet on the Southerly side of Santi Street, formerly Ross Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to HOWARD HUDSON, JR. By Deed of record in Book 9892, Page 345, Register's Office for Davidson County, TN.

This property is known as 2523 Santi Street, Nashville, TN 37208.

The said Curtis M. Lincoln, Trustee, does hereby sell this property as Trustee under said Deed of Trust and not otherwise.

The above-described property is sold subject to any and all unpaid taxes and encumbrances that appear of record, including building restrictions, if any.

WITNESS my hand and seal on this the 14 day of April, 1998

Curtis M. Lincoln

CURTIS M. LINCOLN- Trustee

IDENTIF. # REFERENCE 0426787

98 APR 20 PM 1:45

FELIX Z. WINSTON II REGISTER DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Curtis M. Lincoln, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 14 day of April, 1998.

Mary V. Brooks

NOTARY PUBLIC

My Commission Expires: 6-24-2001

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, ~~whichever~~ is greater for this transfer is $25,785.07.

AFFIANT

Sworn to and subscribed before me on this the 14 day of April, 1998.

Mary V. Brooks

NOTARY PUBLIC

My Commission Expires: 6-24-2001

542 04/20 0101 03CHECK 104.42

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10890 PG 844

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	25785.07
CON TX	95.42
PRFEE	1.00
MISC	8.00
TOTAL	104.42
CHECK	104.42

04/20/98 01 13:46 0001 5425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0426787
IDENTIF. ◆ REFERENCE
98 APR 20 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281569