BOOK 10990 PG 204

98 JUN 24 PM 1:53

04454500

MAIL ENV.

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

TRUSTEE'S DEED

THIS INDENTURE, made this the **19th** day of **June, 1998**, by and between **B. PAUL HATCHER**, Substitute Trustee, of Chattanooga, Hamilton County, Tennessee, First Party, and **IRWIN MORTGAGE CORPORATION**, an Indiana corporation, f/k/a Inland Mortgage Corporation, Second Party:

W I T N E S S E T H: 5064 06/24 0101 03CHECK 245.36

WHEREAS, on the 30th day of August, 1995, **RAYMOND GOOSBY and wife, PAMELA D. GOOSBY,** did duly execute to Mary Frances Rudy, Trustee, a certain Deed of Trust, which was duly registered in the Register's Office for Davidson County, Tennessee, in Book **9780**, page **920**, 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. 30, Section I on the Plan of Hickory View, of record in Plat Book 5210, page 221, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Raymond Goosby and wife, Pamela D. Goosby by deed from Johnny Ray Jones and wife, Lisa Y. Jones, of record in Book 9780, page 917, in the Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants contained in instrument of record in Book 5516, page 863, and Book 6027, page 415, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Book 5210, page 221, said Register's Office.

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

WHEREAS, Mary Frances Rudy, Trustee, the predecessor of First Party, was unable to serve and B. Paul Hatcher was named Substitute Trustee by instrument dated January 29, 1998, of record in Book 10835, page 481, 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 Seventy-three Thousand Four Hundred and No/100 Dollars ($73,400.00), as evidenced by one note payable to Inland Mortgage Corporation; the present owner and holder of the indebtedness being Irwin Mortgage Corporation; 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 April 23, 1998, April 30, 1998, and May 7, 1998 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 May 15, 1998 at 10:00 a.m. the sale was adjourned by public announcement at the Main (South) Door of the Davidson County Courthouse, Nashville, Tennessee, to June 19, 1998 at 12:30 p.m.; and

WHEREAS, on the **19th** day of **June, 1998,** at or about Twelve Thirty p.m. at 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 **Sixty-two Thousand Eight Hundred Two and 00/100 DOLLARS ($62,802.00),** 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 19th day of June, 1998.

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 19th day of June, 1998.

Notary Public

My Commission Expires:

1-23-2002

TAX MAP PARCEL NO.

162-09-081

NAME AND ADDRESS OF GRANTEE(S):

Irwin Mortgage Corporation
11800 Exit Five Parkway
Fishers, Indiana 46038

SEND TAX NOTICES TO:

Department of Veterans Affairs
V.A. Regional Office
110 9th Avenue South
Nashville, TN 37203

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is **$62,802.00**.

Affiant

Sworn to and subscribed before me this 19th day of June, 1998.

Notary Public

My Commission Expires:

1-23-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10990 PG 207

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 62802.00
CON TX 232.36
PRFEE 1.00
WDEED 12.00
TOTAL 245.36
CHECK 245.36

06/24/98 01 13:53 0001 5064

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454500
IDENTIFICATION REFERENCE

98 JUN 24 PM 1:53

No. 1310877