TRUSTEE'S DEED

THIS INSTRUMENT PREPARED BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
H.C. DUKE	Same	Map 91-7
7435 LAKEVIEW DR		Parcel 218
NASHVILLE TN 37209		

WHEREAS, Clifford V. Hardin, by Deed of Trust dated June 21, 1995, transferred and conveyed unto **R. R. Hedgepath, Trustee**, the property hereinafter described, said Deed of Trust being of record in Book 9709, Page295, 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 10:00 A..M., Tuesday, the 27th day of September 1998, when and where H. C. DUKE became the last and highest bidder for cash at the price of Fifty Thousand and 00 DOLLARS ($ 50,000.00).

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 $ 50,000.00, to me in had paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said H.C. DUKE, his/her/their heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee and more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lots Nos. 1116, 1118 and the easterly 10 feet of Lot No. 1120 of Block 170 on the plan of No. 1 Plan of West Nashville, as of record in Plat Book 57, Pages 74 and 75, Register's Office for said County.

SAID Lots Nos. 1116, 1118 and part of Lot No. 1120 front together 60 feet on the southerly side of Kentucky Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to R. R. Hedgepath, Trustee by Deed of Trust from Clifford V. Hardin of record in Book 9709, Page 295, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises to the said H.C. DUKE, his/her/their 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/her/their 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 29th day of September 1998.

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 29th day of September 1998.

BELINDA C. DIXON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00.

Subscribed and sworn before me,
this the 29th day of September 1998.

Affiant

~~**NOTARY PUBLIC**~~ Deputy Register

~~My commission expires:~~ _____

90 SEP 29 AM 10:06
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0493304
IDENTIF. & REFERENCE

6579 09/29/98 0101 03CHECK 196.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11130 PAGE 859

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 196.00
				CHECK 196.00
			09/29/98 01	10:08 0001 6579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493304
IDENTIF. & REFERENCE

98 SEP 29 AM 10:07
REGISTER
DAVIDSON COUNTY, TN.

No. 1351891