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THIS INSTRUMENT PREPARED BY:

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

Map & Parcel:
81-10-217

New Owner: (Tax Bills)

Equity Mortgage, Inc.

mail 205 East Harbor

Hendersonville, TN 37075

93 JUN 25 AM 9:30
DAVIDSON COUNTY TN
RECEIVED FOR RECORD AND
DUPLICATE ORIGINAL WAS
060380
4018 06/25 0101 03CHECK 168.92

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated November 21, 1997, executed by **JODIE SMITH and wife, ELIZABETH SMITH** and recorded in Book 10696, Page 436, 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 10696, Page 436, Register's Office for Davidson County, 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 May 13, May 20 , and May 27, 1999, stating that on the 7th day of June, 1999, at 10:00 a.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 June 7, 1999, said Curtis M. Lincoln, Trustee, offered said property for sale at public outcry and sold said property to **EQUITY MORTGAGE, INC.**, for **Forty Two Thousand Six Hundred Eighty Two & 47/100 ($42,682.47)** 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, Tennessee, being Lot No. 157 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract as of record in Book 161, Page 155, Registers' Office for said County described as follows:

SAID Lot No. 157 fronts 50 feet on the Easterly side of 24th Avenue North and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to JODIE SMITH and wife, ELLEN ELIZABETH SMITH by Quitclaim Deed from A. B. PARRISH of record in Book 7738, Page 731, Registers' Office for Davidson County, TN.

This property is known as 1728 24th Avenue North, 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 7 day of June, 1999.

Curtis M. Lincoln

CURTIS M. LINCOLN- Trustee

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 7 day of June, 1999.

Mary V. Brooks

NOTARY PUBLIC

MARY V. BROOKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 6-24-2001

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $42,682.47.

AFFIANT

Sworn to and subscribed before me on this the 23rd day of June, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/9/99

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0603801

IDENTIF. & REFERENCE

99 JUN 25 AM 9:31

CAMT	46682.47
CON TX	157.92
PRFEE	1.00
TDEED	8.00
CFEE	2.00
TOTAL	168.92
CHECK	168.92

06/25/99 01 09:36 0001 4018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482528