06388567

FILED FOR RECORD
99 SEP 23 AM 8:38
DAVIDSON COUNTY, TN.
RECORDER

MAIL ENV.

BOOK 11672 PAGE 212

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 17th day of September, 1999.

Notary Public

My commission expires: 5-18-09

ANGEL A. WEBER COM. EXP. NOTARY PUBLIC 5-16-2009 PULASKI COUNTY, AR

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
EquiVantage, Inc.
P. O. Box 4332
Houston, Texas 77210-4332

Send Tax Bills To:
EquiVantage, Inc.
P. O. Box 4332
Houston, Texas 77210-4332

Map-Parcel Nos.
72-14-338

WHEREAS, Ernest C. Moody, by Deed of Trust (the "Deed of Trust") Dated November 21, 1996, of record in Book 10280, at Page 886 in the Register's office for Davidson County, Tennessee, conveyed to James A. Crislip, as Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which note was payable to U.S. Trust Mortgage, Inc. The Deed of Trust was assigned to EquiVantage, Inc. by instrument of record in the Register's office for Davidson County, Tennessee in Book 10280, at Page 895;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record in Book 11588, at Page 388 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record newspaper on August 26, 1999, September 2, 1999, and September 9, 1999; and

1357 09/23/99 0100 181.50

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. on September 17, 1999, and EquiVantage, Inc. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Forty-Three Thousand Dollars and No Cents($43,000.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as 8 Belle Forest Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 17 day of September, 1999.

as Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT S. COLEMAN, JR., with whom I am personally acquainted and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 17th day of September, 1999.

My Commission Expires:
5-18-09

ANGEL A. WEBER COM. EXP. NOTARY PUBLIC 5-18-2009 PULASKI COUNTY, AR

Notary Public

EXHIBIT "A"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 17 ON THE MAP OF BELLE FORREST NO. 3 SECTION 2, AS OF RECORD IN BOOK 1424 PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEROF.

BEING THE SAME PROPERTY CONVEYED TO ERNEST C. MOODY BY DEED FROM FORD CONSUMER FINANCE CO., INC. THE PAYMENT OF ONE NOTE DATED 10136 PAGE 111 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11672 PAGE 215

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

0638567

REFERENCE

99 SEP 23 AM 8:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	181.50
CHECK	181.50

09/23/99 01 08:41 0001 1357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519296