THIS INSTRUMENT PREPARED BY:

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

Map & Parcel:
148-3-177

New Owner: & Send Tax Bills To:

Equity Mortgage, Inc.
205 E. Harbor Drive
Hendersonville, TN 37075

99 NOV 16 PM 2:12

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated March 16, 1998, executed by **SERCY McCLAIN and I. E. McCLAIN** and recorded in Book 10852, Page 428, Register's Office for Davidson County, 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 10852, Page 428, 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 September 2, September 9 and September 16, 1999, stating that on the 23rd day of September, 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 September 23, 1999, said Curtis M. Lincoln, Trustee, offered said property for sale at public outcry and sold said property to EQUITY MORTGAGE, INC., for **Eleven Thousand Two Hundred Three & 69/100 ($11,203.69)** 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.**, his successors and assigns, as Grantee, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1056 on the Plat of Cherokee Hills, Section 10, of record in Plat Book 4500, Page 27, Register's Office for Davidson County, Tennessee. Said Lot No. 1056 fronts 79 feet on the East margin of Ezell Road and extends back 155 feet on the North line and

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151.8 feet on the South line to a line on the rear on which it measures 78.0 feet.

BEING the same property conveyed to SEARCY J. McCLAIN by instruments of record in Book 5426, Page 781 and Book 10852, Page 426, Registers' Office for Davidson County, TN.

This property is known as 3328 Ezell Road, Nashville, TN 37211.

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 24 day of September, 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 24th day of September, 1999.

Mary U. 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 $11,203.69.

Dan Lewis
AFFIANT

Sworn to and subscribed before me on this the 27 day of September, 1999.

Mary U. Brooks
NOTARY PUBLIC

My Commission Expires: 6-24-2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11747 PAGE 305

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

D 0 0 8 5 8 0 ...ERENCE

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CAMT	11203.69
CON TX	41.45
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	52.45
CHECK	52.45

11/18/99 01 14:13 0001 2589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540247