THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
(615) 822-0030

Map & Parcel:
081-16-0 595.00

New Owner:

Equity Mortgage, Inc.
P. O. Box 2171
Hendersonville, TN 37077

Send Tax Bills To:

Same as Owner

Davidson County DEEDTRS
Recvd: 08/30/01 09:36 2pgs
Fees:13.00 Taxes:190.19
20010830-0094014

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated March 2, 1999, executed by **ROBERT MONTGOMERY, unmarried** and recorded in Book 11371, Page 559, 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 11371, Page 559, 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 June 22, June 29 and July 6, 2000, stating that on the 17rd day of July, 2000, at 10:30 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 July 17, 2000, said Curtis M. Lincoln, Trustee, offered said property for sale at public outcry and sold said property to EQUITY MORTGAGE, INC., for **Fifty One Thousand Four Hundred One Dollars & 60/100 ($51,401.60)** 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 the Easterly one-half of Lot No. 18 in B. W. Hall's Addition to Nashville, TN, a plan of which is of record in Book 17, Page 261, Register's Office for Davidson County, TN. Said part of Lot 18 fronts 25 feet on the North side of Jackson Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to ROBERT MONTGOMERY and wife, MARY FRANCES MONTGOMERY by Deed from JAMES H. SHERRELL, unmarried of record in Book 5291, Page 624, Registers' Office for Davidson County, TN. The said Mary Frances Montgomery having died on February 17, 1999.

This property is known as 1016 Jackson Street, 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 17 day of July, 2000.

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 17th day of July, 2000.

Mary V. Brooks
NOTARY PUBLIC

MARY V. BROOKS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

My Commission Expires: 06/24/01

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $51,401.60.

AFFIANT

Sworn to and subscribed before me on this the 17 day of July, 2000.

Mary V. Brooks
NOTARY PUBLIC

MARY V. BROOKS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

My Commission Expires: 06/24/01