Davidson County DEEDTRS
Recvd: 11/08/02 11:14 2pgs
Fees:13.00 Taxes:230.48
20021108-0138055

TRUSTEE'S DEED

THIS INSTRUMENT PREPARED BY:	Richard Hedgepath, Jr., 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.		218
NASHVILLE, TN 37209		

WHEREAS, **Cynthia Joan Hoeger**, by Deed of Trust dated February 26, 1999, transferred and conveyed unto **R. R. Hedgepath, Sr.**, **Trustee**, the property hereinafter described, said Deed of Trust being of record in Book11366, Page 166, 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 of 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 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 11:00 A..M., Friday, the 8th day of November, 2002, when and where H. C. DUKE became the last and highest bidder for cash at the price of SIXTY TWO THOUSAND TWO HUNDRED NINETY ONE AND 07/100 DOLLARS ($ 62,291.07).

NOW, THEREFORE, I, **R. R. Hedgepath, Sr.**, in my capacity as Trustee, and not otherwise, as aforesaid, in consideration of the premises of the sum of $ 62,291.07, to me in hand 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 Cynthia Joan Hoeger by Warranty Deed from H.C. Duke, of record in Book 11366, Page 163, and to R. R. Hedgepath, Sr., Trustee, by Deed of Trust fro Cynthia Joan Hoeger of record in Book 11366, Page 166, Register's Office for Davidson County, Tennesssee.

TO HAVE AND TO HOLD said land and premises to the said **R. R. Hedgepath, Sr.**, his 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, Sr.**, 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, Sr.**, Trustee, and not otherwise, has set his signature on this 8 day of November 2002.

THIS IS IMPROVED PROPERTY KNOWN AS
5209 KENTUCKY AVE.
NASHVILLE, TN. 37209

R. R. HEDGEPATH, SR.
Successor/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, Sr., Trustee,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), 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 8th day of November 2002.

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 03-29-03

My Commission Expires MAR.. 29, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 62,291.07.

Subscribed and sworn before me, this the 8th day of November, 2002.

Affiant

NOTARY PUBLIC

My commission expires: 03-29-03

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR.. 29, 2003