Davidson County DEEDTRS
Recvd: 07/14/04 09:18 5pgs
Fees:28.00 Taxes:666.00
20040714-0083692

THIS INSTRUMENT PREPARED BY:
William P. Jones, BPR #4084
Attorney at Law
103 Bluegrass Commons Boulevard
Post Office Box 738
Hendersonville, TN **37077-0738**
Telephone: (615) 824-3761, Ext. 201

Map and Parcel: 21-51.00

ADDRESS NEW OWNER:	**MORTGAGEE:**	**SEND TAX BILLS:**
EQUITY MORTGAGE, INC. **Post Office Box 2171** **Hendersonville, TN 37077-2171**	**NONE**	**OWNER**

TRUSTEE'S DEED

William P. Jones, of Hendersonville, Tennessee, herein referred to as "**GRANTOR**", as **Trustee** under the deed of trust hereinafter described, hereby grants and conveys to **Equity Mortgage, Inc., a Tennessee corporation**, herein referred to as "**GRANTEE**", without any covenant or warranty, express or implied, all of the real property situated in **Davidson** County, Tennessee, described as follows:

FOR PROPERTY DESCRIPTION, see Exhibit "A" which is attached hereto and incorporated herein by reference.

THIS is improved property known as:
6210 Clarksville Pike, Joelton, Tennessee 37080.

THIS CONVEYANCE is made pursuant to the powers conferred upon **GRANTOR**, as **Trustee** by that deed of trust as recorded in **Instrument No. 20020925-0117087**, Register's Office for **Davidson** County, Tennessee, wherein trustor granted and conveyed to such **Trustee**, on the trusts therein expressed, the property hereinafter described to secure, among other obligations, payment of that certain note and interest described in the deed of trust, according to the terms thereof, and other sums of money advanced with interest thereon; and after the fulfillment of the conditions specified in the deed of trust authorizing this conveyance as follows:

1. Breach and default were made under the terms of the trust deed in the particulars set forth in the notice of default hereinafter referred to, which default continued until the time of sale.

2. On May 17, 2004, the then beneficiary of the trust deed and holder of the note secured thereby executed and delivered to the **Trustee** under the trust deed written declaration of default and demand for sale, and thereafter there was published in a newspaper in **Davidson** County, Tennessee, a notice of such default and election to cause **Trustee** to sell the property to satisfy the obligations secured by the trust deed.

3. The **Trustee** under such trust deed, in consequence of the declaration of default, election, and demand for sale and the lapse of time as provided in the deed of trust referred to herein, executed his notice of trustee's sale, stating that he, as **Trustee**, by virtue of the authority invested, would sell, at public auction to the highest bidder, for cash, in lawful money of the United States, the property hereinbefore described, and fixing the time and place of sale as June 15, 2004 at 12:00 noon at Gaylord Entertainment Center, 505 Broadway, **Davidson** County, Tennessee, at Nashville, and such **Trustee** caused a copy of such notice to be published once a week for three consecutive weeks before the date of sale therein fixed, in the ***Nashville Business Journal***, a newspaper of general circulation, published in the county in which the property is situated, the first date of such publication being May 21, 2004.

4. All applicable statutory provisions of the State of Tennessee and all of the provisions of such trust

deed have been complied with as to acts to be performed and notices to be given.

5. The **Trustee**, at the time and place of sale fixed as aforesaid, then and there sold, at public auction, to **GRANTEE**, who was the highest bidder therefor, the property hereinbefore described, for the sum of **One Thousand Five Hundred Dollars ($1,500.00)**, paid in cash, in lawful money of the United States, in full compliance with the laws of the State of Tennessee and with the terms of the deed of trust.

DATED this 15th day of June, 2004.

William P. Jones, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a notary public in and for said County and State, **William P. Jones**, the within named **Trustee**, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Hendersonville, Tennessee, this 15th day of June, 2004.

NOTARY PUBLIC

My Commission expires: 5/26/08

CAROLYN S. CRISLER
Notary Public At Large

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby make oath and affirm that the actual consideration of this transfer or the value of the property

transferred, whichever is greater, is **$180,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of June, 2004.

NOTARY PUBLIC

My Commission expires: 5/26/08

CAROLYN S. CRISLER
Notary Public At Large
SUMNER COUNTY, TN

EXHIBIT "A"

ALL that certain lot or parcel of land lying and being in the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEING Tract No. 5 as shown on survey of the Division of George E. Anderson's Farm made by Stephen A. Draper, September 22, 1959, described as follows:

BEGINNING at the intersection of the center line of Highway U.S. 41 or Clarksville Pike and the center line of Bernard Road; thence with the center line of said Bernard Road South 87 deg. East 668.1; thence North 3 deg. West 1,061 feet; thence North 81 deg. West 475 feet; thence South 2 deg. 15' West 540; thence South 64 deg. West 393 feet to the center line of Highway U.S. 41 or Clarksville Pike; thence with the center line of the same southeasterly 425 feet to the beginning, containing 15 acres, more or less.

BEING the same property conveyed to Mark Sullivan and Cameron Gower by deed of record as Instrument No. 20020925-0117086, Register's Office for Davidson County, Tennessee;

AND

LAND in Davidson County, Tennessee, being Lots 1 and 2 on the Plat of The Randall Subdivision, which plat is of record in Instrument No. 20010525-0054806, Register's Office for Davidson County, Tennessee. Reference is hereby made to said Plat for a more complete and accurate description of said lots.

BEING the same property conveyed to Cameron Gower by deed of record as Instrument No. 20010604-0057912, Register's Office for Davidson County, Tennessee.