Davidson County DEEDTRS
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Fees:13.00 Taxes:129.50
20050628-0074427

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:
67/119 P/O

Send Tax Bills to: Equity Mortgage, Inc.
P. O Box 2171
Hendersonville, TN 37077

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated June 6, 2003, executed by **JEFFREY T. BASKIN, unmarried** and recorded as Instrument No. 20030611-0080853, Register's Office for Davidson, 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 as Instrument No. 20030611-0080853, 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 April 21, April 28 and May 5, 2005, stating that on the 25th day of May, 2005, at 10:00 a.m. at the main door to the Gaylord Entertainment Center 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 May 25, 2005, said Curtis M. Lincoln, Trustee, offered said property for sale at public outcry and sold said property to EQUITY MORTGAGE, INC. for **Thirty Five Thousand Dollars and No/100 ($35,000.00)** 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.**, its successors and assigns, as Grantee, the following described property, to wit:

> LAND in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, being described as follows: Beginning in the Southerly margin of Old Hydes Ferry Pike at P.M. Wade's Northwest corner; thence South 14 deg. 30 min. East 615 feet to a point; thence Westerly 200 feet to a point; thence North 615 feet to a point in the Southerly margin of Old Hydes Ferry Pike; thence 200 feet along the margin of said pike to the point of beginning.

BEING the same property conveyed to JOHN ERIC BASKIN by Quitclaim Deed dated May 1, 2004, and executed by JEFFREY T. BASKIN and recorded as Instrument No. 20040616-0071047, Register's Office for Davidson County, TN.

This property is known as 5059 Old Hydes Ferry Pike, Nashville, TN 37208 and part of Map 67/119.00.

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 20 day of June, 2006.

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 20 day of June, 2005.

M.V. Brooks
NOTARY PUBLIC

M. V. BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 05/12/09

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Curtis M. Lincoln
AFFIANT

Sworn to and subscribed before me on this the 20 day of June, 2005.

M.V. Brooks
NOTARY PUBLIC

M. V. BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 05/12/09