THIS INSTRUMENT PREPARED BY:

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

Map & Parcel:
071-09 0 0126.00

Davidson County DEEDTRS
Recvd: 01/08/07 13:32 3 pg
Fees:18.00 Taxes:96.20
20070108-0003115

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated January 28, 2003, executed by **ANTONIO V. BOOKER** and recorded as Instrument No. 20030203-0014860, 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. 20030203-0014860, 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 November 30, December 7 and December 14, 2006, stating that on the 21st day of December, 2006, at 10:00 a.m. at the door to the Register's Office, Gaylord Entertainment Center, 501 Braodway 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 December 21, 2006, said Curtis M. Lincoln, Trustee, offered said property for sale at public outcry and sold said property to **WALTER MORGAN and wife, MELANIE MORGAN** for **Twenty Six Thousand One Dollar and NO/100 ($26,001.00)** 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 **WALTER MORGAN and wife, MELANIE MORGAN,** their successors and assigns, as Grantee, the following described property, to wit:

LAND in the 12th Civil District of Davidson County, Tennessee, being three tracts of land described as follows:

Tract No. 1: Being Tract 2, as shown on a survey by Parrish Engineers, Inc. dated May 27, 1966 and BEGINNING at a point in the Southerly

margin of Haynes Street at the common corner of Tracts 1 and 2, said point being 67 feet Northwest of the Intersection of Haynes Street with Seminary Street; thence along the dividing line between said two tracts South 60 deg. 40 min. West 148.7 feet to the margin of Haynes Meade Subdivision, Section II; thence with the margin of said Subdivision North 28 deg. 42 min. West 50.15 feet to a point, the common rear corner of Tract 2 and 3; thence with the common dividing line of said two tracts North 60 deg. 40 min. East 140.6 feet to the margin of Haynes Street; thence with the margin of said Street South 28 deg. 27 min. East 50 feet to the point of beginning.

Tract No. 2: Being Tract 3, as shown on a survey by Parrish Engineers, Inc. dated May 27, 1966 and BEGINNING at a point in the Southerly margin of Haynes Street at the common corner of Tracts 2 and 3, said point being 117 feet Northwest of the intersection of Haynes Street with Seminary Street; thence with the dividing line between said two tracts South 60 deg. 40 min. West 148.6 feet to the margin of Haynes Meade Subdivision, Section II; thence with the margin of said Subdivision North 26 deg. 42 min. West 50.15 feet to a point; thence North 60 deg. 40 min. East 148.9 feet to the margin of Haynes Street; thence with the margin of said Street South 28 deg. 27 min. East 50 feet to the point of beginning.

Tract No. 3: Being Tract No. 4, as shown on a survey by Parrish Engineers, Inc. dated May 27, 1966, and BEGINNING at a point in the Southerly margin of Haynes Street at the common corner of Tracts 3 and 4, said point being 167 feet Northwest of the intersection of Haynes Street with Seminary Street; thence with the dividing line between said two tracts South 60 deg. 40 min. West 149.3 feet to the margin of Haynes Meade Subdivision, Sections II; thence with the margin of said Subdivision North 28 deg. 42 min. West 50.15 feet to a point; thence North 60 deg. 40 min. East 149.3 feet to the margin of Haynes Street; thence with the margin of said Street South 28 deg. 28 min. East 50 feet to the beginning.

BEING the same property conveyed to ANTONIO V. BOOKER, unmarried by Deed dated January 28, 2003, and executed by ANDREW B. BOND, unmarried and recorded as Instrument No. 20030203-0014859, said Register's Office.

This property is known as 0 Haynes Street (West side of Haynes Street North of Seminary Street), Nashville, TN.

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 19 day of December, 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 29 day of December, 2006.

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 $26,001.00.

M.V. Brooks
AFFIANT

Sworn to and subscribed before me on this the 29 day of December, 2006.

CURTIS M. LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 4-22-09

NAME & ADDRESS NEW OWNER:

Mr./Ms. Walter Morgan
9572 Hampton Reserve Drive
Brentwood, TN 37027

PERSON RESPONSIBLE FOR TAXES:

Same as Owner