Box 37

SUCCESSOR TRUSTEE'S DEED

BOOK 8428 PAGE 424

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| West End Terrace, Inc.<br>Yount & Young Management<br>Services, Inc.<br>P. O. Box 24349<br>Nashville, Tn. 37202-4349 | New Owner | 103-02-0-C-151 |

This instrument prepared by: Boult, Cummings, Conners & Berry (RGJ)
P.O. Box 198062, Nashville, Tennessee 37219

WHEREAS, Rocky L. Montoya and Connie W. Montoya, by Deed of Trust (the "Deed of Trust") dated September 30, 1985, transferred and conveyed to John N. Popham, Trustee, the property described in Exhibit A hereto (the "Property") the Deed of Trust being of record in Book 6673, page 843, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 8405, page 786, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the lawful owner and holder of said debt has been granted relief from the automatic stay under that order by the United States Bankruptcy Court for the Middle District of Tennessee, Case No. 390-09972, filed of record in Book 8301, Page 19, said Register's Office; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, (or credit upon the indebtedness secured if the lawful holder and owner thereof is the successful), at public outcry, beginning at twelve o'clock (noon), August 23, 1991, at the Davidson County Courthouse, in Nashville, Tennessee when and where West End Terrace Inc. ("Grantee"), became the last and highest bidder at the price of Fifteen Thousand and No/100 Dollars ($15,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Roger G. Jones, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Roger G. Jones, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all unpaid condominium dues and assessments, plus penalty and interest, if any.

3. Declarations of Covenants, Conditions and Restrictions contained in the Master Deed for West End Terrace Condominium of record in Book 6657, page 549, as amended in Book 7541, page 955, said Register's Office.

4. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 23rd day of August, 1991.

Roger G. Jones, as Successor
Trustee and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, James T. Hughey, a Notary Public in and for said County and State, the within named Roger G. Jones, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1991.

Notary Public

My Commission Expires: Nov. 20, 1994

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 65,000.00 .

AFFIANT

Subscribed and sworn to before me this 23rd day of August, 1991.

Shirley J. Kalar
Notary Public

My Commission Expires: 3/26/94

WP:jdhstdwetp

**EXHIBIT A**

Being Unit No. 151 as shown on the plan of West End Terrace, a Condominium Development, together with an undivided interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee, as amended by amendment to Master Deed of record in Book 7541, page 955, in said Register's Office.

RECORDER'S MEMO
Legibility or Writing, Typing or Printing of This
Document Unsatisfactory When Received

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41967

INSTR # 1991041967

Aug 26 3 45 PM '91

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**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 12.00
TOTAL 68.50
CHECK 68.50

08/26/91 01 15:48 0001 6963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41967

IDENTIFICATION REFERENCE

AUG 26 3 45 PM '91

No. 453458