This Instrument Prepared By;
Smith & Takacs, Attorneys
P.O. Box 1405
Hendersonville, TN 37077

Map To Be Assigned

BOOK 8574 PAGE 485

Send Tax Statements To:

SAME

Name/Address of New Owner:
JAY KALBES, TRUSTEE
609 Williamsburg Drive
Hendersonville, TN 37075

TRUSTEE'S DEED

This instrument made and entered into on this the 12th day of March, 1992, by and between James L. Smith, Substitute Trustee, Party of the First Part, and Jay Kalbes, Trustee, with full power to sell, convey and transfer without the joinder of any beneficiary, Party of the Second Part.

WHEREAS, by a Deed of Trust dated August 23, 1991, of record in the Register's Office for Davidson County, Tennessee, in Book 8430, Page 831, Conrad E. Walker and wife, Cheryl L. Walker, conveyed to Superior Title & Escrow Services, Inc., Trustee, the hereinafter real estate; and,

WHEREAS, said Deed of Trust authorizes the holder of the indebtedness to remove the Trustee named therein and appoint their successor, and by an instrument in writing and dated February 7, 1992, and recorded in Book 8546, Page 524, Register's Office for Davidson County, Tennessee, the said Superior Title & Escrow Services, Inc. was removed as Trustee and in its place, James L. Smith was nominated and appointed Substitute Trustee.

WHEREAS, default was made in the payment of said note, and the holders hereof having directed the First Party to sell said property, as provided by said trust deed, James L. Smith, Substitute Trustee, did, at the request of the holders of the indebtedness, under and by virtue of the powers vested in him as such Substitute Trustee in the deed of trust, advertised the said real estate as required by law and by the terms of the deed by giving 21 days notice by three successive publications, namely, February 13th, 20th, and 27th, 1992, in the Nashville Record, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of

redemption, dower and homestead, as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record.

Pursuant to said advertisements, on March 10, 1992, at 12:00 noon, at the front door of the Courthouse in Davidson County, Nashville, Tennessee, James L. Smith offered for sale at public outcry to the highest and best bidder for cash, and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, at which time after receiving competitive bids, sold said property to Jay Kalbes, Trustee, with full power to sell, convey and transfer without the joinder of any beneficiary, by cancelling said note secured by the Deed of Trust, the same amounting to Thirty-Six Thousand Dollars and NO/100 ($36,000.00), this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, I, James L. Smith, Substitute Trustee, do hereby sell, transfer and convey to JAY KALBES, Trustee, with full power to sell, convey and transfer without the joinder of any beneficiary, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, the following described real estate, to-wit:

> Land in Davidson County, Tennessee, being Units A-1, E-3, D-1, and D-7 of Barcelona Condominiums Created under Title 66, Chapter 27, Section 101 et seq. as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6400 at page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of record in Book 6400, at page 839, Register's Office for Davidson County, Tennessee for a more complete description identification and description of said units.
>
> Being part of the same property conveyed to Conrad E. Walker and wife, Cheryl L. Walker, by deeds of record in Book 8168, page 799, Book 7688, page 975, Book 7659, page 832, and Book 8261, Page 891, Register's Office for Davidson County, Tennessee.

I, James L. Smith, Substitute Trustee, convey to Jay Kalbes, Trustee, with full power to sell, convey and transfer without the joinder of any beneficiary, all the rights conveyed to me as such substitute trustee in said deed, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises are done solely as Substitute Trustee and not otherwise, under the power vested in me under deed hereinabove referred to and not as an individual.

WITNESS my hand at Hendersonville, Tennessee, this the 12th day of March, 1992.

James L. Smith Trustee
JAMES L. SMITH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for the State and County above, the within named James L. Smith, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 12th day of March, 1992.

My Commission Expires: 12/12/92

Notary Public
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Jay Kalbes
AFFIANT

Subscribed and sworn to before me this 12th day of March, 1992.

My Commission Expires: 12/12/92

Notary Public
NOTARY PUBLIC

92232

IDENTIFICATION REFERENCE

MAR 13 3 21 PM '92

DAVIDSON COUNTY, TN

MAIL ENV.

92-53 03453 0101 03CHECK 143.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8574 PAGE 488

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	36000.00
CON TX	133.20
PRFEE	1.00
MISC	9.00
TOTAL	143.20
CHECK	143.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/92 01 15:26 0001 6243

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IDENTIFICATION REFERENCE

MAR 13 3 24 PM '92

DAVIDSON COUNTY, TN

No. 510676