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63739

This Instrument Prepared By:
Arthur K. Lowen
Attorney at Law
201 4th Avenue North, Ste. 1100
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

FROM: ARTHUR K. LOWEN, SUCCESSOR TRUSTEE

TO: Alfred T. Rogers, Jr.
328 Morningside Drive
Lakeland, FL 33803

Nov 12 12 23 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Map No. 103-6-A
Parcel No. 34

Send Tax Bills To: New Owner

No Mortgagee

6138 11/12 0101 03CHECK 23.36

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Master Deed establishing Dunham's Station Condominium, of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, Two Mile Development Corporation, a Tennessee corporation, submitted and subjected all of the land and condominium units described therein to all of the provisions, covenants, conditions and restrictions set forth in said Master Deed and By-laws, and

WHEREAS, Dunham's Station Condominium Association, Inc., is the duly created Association and governing body for the owners of all of the units subjected to said Master Deed and By-laws, and

WHEREAS, the said Master Deed created a lien in favor of Dunham's Station Condominium Association, Inc., for assessments for common expenses duly levied against the units subjected to said Master Deed and By-laws, and

WHEREAS, for the limited purpose of enforcement of said lien, all of the property subjected to the said Master Deed was transferred and conveyed unto Stephen C. Baker, Trustee, his successors and assigns, reserving a Power of Substitution exercisable by the owner and holder of the above described lien (i.e. Dunham's Station Condominium Association, Inc.), all as set forth in the said Master Deed, and

WHEREAS, the undersigned, Arthur K. Lowen, was duly appointed Successor Trustee in an instrument of record in Book 8729, Page 537, Register's Office for Davidson County, Tennessee, and

WHEREAS, there occurred a default with respect to the obligation to pay assessments for common expenses with regard to a certain unit subject to the said Master Deed and lien, and described hereinbelow, and,

WHEREAS, Dunham's Station Condominium Association, Inc., the owner and holder of the said lien, demanded payment of the delinquent assessments as to the said unit, and payment was not made, and the said Dunham's Station Condominium Association, Inc., directed that said property be sold pursuant to the provisions of the Master Deed, and,

WHEREAS, in pursuance of said directive by said lien holder, the said condominium unit was, by the undersigned, advertised for sale as required by law and in conformity with the terms and provisions of said Master Deed, by three (3) successive weekly publications appearing in the Nashville Record, a newspaper published and

circulated in Davidson County, Tennessee, the first such publication having appeared at least twenty (20) days previous to the sale. Pursuant to the said advertisement, the sale was held on the date and at the place advertised, to wit: October 21, 1992 at the front door of the courthouse in Nashville, Davidson County, Tennessee, the said condominium unit being then and there offered for sale to the highest bidder for cash, at public outcry.

The GRANTEES herein Alfred T. Rogers, Jr., being the highest and best bidder at said sale with a bid of One hundred fifty-two 00/100 ($152.00) dollars, were duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and in further consideration of One hundred fifty-two and 00/100 ($152.00) dollars, paid by the GRANTEES, the receipt of which is hereby acknowledged, I, Arthur K. Lowen, Successor Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto the GRANTEES, Alfred T. Rogers, Jr., their heirs, successors and assigns, the following property in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit D-4 of Dunham's Station Condominium, created under Title 66, Chapter 27, §101 et.seq. as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 6697, Page 901, 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 Dunham's Station Condominium, as set forth in Exhibit "A-2" of said Master Deed, for a more complete identification and description of such unit.
>
> Being the same property conveyed to Two Mile Development Corporation by Deed of Record in Book 7746, Page 71, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 246 White Bridge Road, Unit D-4, Nashville, Tennessee 37209.
>
> The foregoing description is the same as that contained in the previous Deed of Record with respect to this property, no boundary survey having been made in connection with this conveyance.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Alfred T. Rogers, Jr., their heirs, successors and assigns, forever, as fully and completely as the Successor Trustee can or ought to convey under the power vested in the Successor Trustee under the said Master Deed. However, the GRANTOR conveys as Successor Trustee only, and not further or otherwise.

This conveyance is made subject to all matters shown on any applicable recorded plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any previous owner and/or any governmental agency, State or Federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose. This conveyance is expressly subject to the Master Deed and By-laws as set forth hereinabove.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arthur K. Lowen, Successor Trustee, has hereunto set his hand and seal on this 12 day of November, 1992.

Successor Trustee

Arthur K. Lowen
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur K. Lowen, Successor Trustee, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of November, 1992.

E. Sue Lyell
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires: 7/24/96.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is Two thousand eight hundred and 00/100 ($2,800.00) dollars.

Martha A. Rogers
Affiant

Sworn to and subscribed before me this 30th day of October, 1992.

E. Sue Lyell
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires: 7/24/96.

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	2800.00
CON TX	10.36
PRFEE	1.00
WDEED	12.00
TOTAL	23.36
CHECK	23.36

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/12/92 01 12:23 0001 6138

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IDENTIFICATION REFERENCE

Nov 12 12 25 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 589952