ADH/JPS

This Instrument Prepared By:
Alan D. Hall, Attorney
MILLER, MARTIN & TRABUE
25th Floor, 511 Union Street
Nashville, TN 37219

BOOK 11519 PG. 316

99 JUN -9 PM 12:28
REGISTER
DAVIDSON COUNTY, TN.

RECEIVING & REFERENCE

U5976619

**New Owner:**

Regency Savings Bank, F.S.B.
c/o Fairfield Financial Group
8 Greenway Plaza, Suite 1100
Houston, TX 77046

**Send Tax Bills To:**

Same

**Tax Map & Parcel No.:**

See attached Schedule A

## TRUSTEE'S QUITCLAIM DEED

**THIS DEED** is executed to be effective as of the 28th day of May, 1999 from Alan D. Hall, as Grantor, in his capacity as Substitute Trustee, to Regency Savings Bank, F.S.B. as Grantee.

**W I T N E S E T H:**

**WHEREAS**, on December 23, 1996, Southside IV Associates, L.P. executed a Deed of Trust (the "Deed of Trust") to the trustee named therein to secure the prompt payment of certain indebtedness held by and owing to Regency Savings Bank, F.S.B. ("Bank") said indebtedness being more particularly described in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee in Book 10301, Page 547, as amended in Book 10359, page 324, to which reference is hereby made; and

**WHEREAS**, default was made in the payment of the aforesaid indebtedness and in the performance of the covenants described in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

**WHEREAS**, pursuant to the terms of the Deed of Trust, Alan D. Hall was appointed as Substitute Trustee as reflected in that certain Appointment of Substitute Trustee recorded in Book 11425, Page 808, in the Register's Office of Davidson County, Tennessee.

**WHEREAS**, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of Bank, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment and satisfaction of the indebtedness, including principal, interest, late charges, attorneys' fees and costs of sale, I, Alan D. Hall, as Substitute Trustee, did on May 28, 1999 commencing at 12:40 P.M. pursuant to advertisement of sale published in the *The Nashville Record* in its

editions of April 15, 1999, April 22, 1999, and April 29, 1999, and pursuant to public announcement made on May 7, 1999, offer for sale and sold at public auction to the highest and best bidder for cash at the front door of the Davidson County Courthouse in the City of Nashville, Tennessee, in bar of the equities of redemption, statutory redemption, dower, homestead and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, the hereinafter described real estate, at which sale the Grantee became the highest and best bidder at and for the sum of Three Hundred Sixty Nine Thousand and 00/100 Dollars ($369,000.00).

**NOW, THEREFORE**, I, Alan D. Hall, Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim, transfer, and convey to the Grantee, its successors and assigns, all my interest in the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 93, on the Plan of Willow Creek, Section III, as shown on plat of record in Plat Book 5200, page 631, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Southside IV Associates, L.P., a Tennessee Limited Partnership by deed of record in Book 7821, page 859, Register's Office for Davidson County, Tennessee.

The street addresses of these properties are believed to be: 1709, 1713, 1717, 1721, 1801, 1805, 1809, 1813, 1829, 1901, 1905 and 1909 Westchester Drive, Nashville, Tennessee.

The Substitute Trustee does hereby quitclaim, transfer, assign and set over unto Grantee all of his right, title and interest in the said property and not further or otherwise and subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

IN WITNESS WHEREOF, I, Alan D. Hall, Substitute Trustee, have executed this instrument to be effective the date first above written.

Alan D. Hall
Substitute Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Jean P. Shearer, Notary Public, Alan D. Hall, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of May, 1999.

Jean P. Shearer
Notary Public

My Commission Expires: 3-23-02

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $369,000.00.

Alan D. Hall, Substitute Trustee

Sworn to and subscribed before me
this 28th day of May, 1999.

Jean P. Shearer
Notary Public

My Commission Expires: 3-23-02

::ODMA\PCDOCS\TSD\179691\1

## SCHEDULE A

## PROPERTY OWNED BY SOUTHSIDE IV ASSOCIATES, LTD.

| Property Address | Description | Map/Parcel | Taxes |
|---|---|---|---|
| 1709 Westchester Drive | Lot 82, Willow Creek § 3 | 50-3-17 | pd |
| 1713 Westchester Drive | Lot 83, Willow Creek § 3 | 50-3-18 | pd |
| 1717 Westchester Drive | Lot 84, Willow Creek § 3 | 50-3-19 | pd |
| 1721 Westchester Drive | Lot 85, Willow Creek § 3 | 50-3-20 | pd |
| 1801 Westchester Drive | Lot 86, Willow Creek § 3 | 50-3-21 | pd |
| 1805 Westchester Drive | Lot 87, Willow Creek § 3 | 50-3-22 | pd |
| 1809 Westchester Drive | Lot 88, Willow Creek § 3 | 50-3-23 | pd |
| 1813 Westchester Drive | Lot 89, Willow Creek § 3 | 50-3-24 | pd |
| 1829 Westchester Drive | Lot 90, Willow Creek § 3 | 50-3-76 | pd |
| 1901 Westchester Drive | Lot 91, Willow Creek § 3 | 50-2-77 | pd |
| 1905 Westchester Drive | Lot 92, Willow Creek § 3 | 50-2-78 | pd |
| 1909 Westchester Drive | Lot 93, Willow Creek § 3 | 50-2-79 | pd |

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1384-30 02CHECK 0101 06/09 354

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | | | | |
|---|---|---|---|---|---|
| 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 | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

BOOK 11519 PG. 320

0597619

IDEN NO. & REFERENCE

99 JUN -9 PM 12:29

ELAINE BEET REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 369000.00 |
| CON TX | 1365.30 |
| PRFEE | 1.00 |
| WDEED | 16.00 |
| CFEE | 2.00 |
| TOTAL | 1384.30 |
| CHECK | 1384.30 |

06/09/99 01 12:32 0001 7354

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1471822