This Instrument Prepared By:

Arthur K. Lowen
Attorney at Law
201 4th Avenue North
Suite 1830
Nashville, TN 37219

BOOK 11745 PAGE 147

Mail

FROM: ARTHUR K. LOWEN, SUBSTITUTE TRUSTEE

TO: Barcelona Joint Venture Group
c/o Scott Ghertner
P.O. Box 24520
Nashville, TN 37202

Map No. 133-16A
Parcel No. 155

SEND TAX BILLS TO: NEW OWNER

NO MORTGAGE

99 NOV 17 AM 11:47
06580025
MAP-PARCEL REFERENCE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, ANKRUM BLAIR (an Unmarried Person) executed a Deed of Trust (hereinafter, "Deed of Trust") on the 1st day of October, 1997, which was recorded in Book 10653, Page 331, Register's Office for Davidson County, Tennessee, conveying to RUSTY L. MOORE, TRUSTEE, the property hereinafter described, to secure the payment of a Deed of Trust Note referred to in said Deed of Trust; and

WHEREAS, Arthur K. Lowen has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 11695, Page 450, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Note and/or the Deed of Trust securing the same, and the note holder, in accordance with the provisions therein, declared the entire indebtedness due and payable and requested the Substitute Trustee, the GRANTOR herein, to advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee, and pursuant to the said advertisements, the sale was held at the time and place advertised, to-wit: nOVEMBER 11, 1999 at 10:00 AM at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash free from the equity of redemption, the statutory right of redemption, homestead and all other exemptions and rights of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS, the GRANTEE herein, BARCELONA JOINT VENTURE GROUP (a Tennessee General Partnership), being the highest and best bidder at said sale with a bid of Twenty Thousand and 00/100 ($20,000.00) Dollars, was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and in further consideration of Twenty Thousand and 00/100 ($20,000.00) Dollars, paid by Barcelona Joint Venture Group, the receipt of which is hereby acknowledged, I, Arthur K. Lowen, Substitute Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Barcelona Joint Venture Group (A Tennessee General Partnership), its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

03CHECK 0101 17/11/99
89.00

Land in Davidson County, Tennessee, being Unit No. M4, of Harding Glen (formerly, Barcelona) Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Plat of Harding Glen (formerly, Barcelona) Condominiums of record in Book 6400, page 839, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Ankrum Blair, an unmarried person, by deed of Record in Book 10653, page 328, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 270 Tampa Drive, Unit M-4, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Barcelona Joint Venture Group, its successors and assigns, forever, as fully and completely as the Substitute Trustee can or ought to convey under the power vested in the Substitute Trustee in said Deed of Trust, and said Substitute Trustee, the GRANTOR herein, does hereby transfer and assign to Barcelona Joint Venture Group, its successors and assigns, all the warranties and covenants made in said Deed of Trust. However, the GRANTOR conveys as Substitute Trustee only, and makes no warranties whatsoever.

This conveyance is made subject to all matters shown on any applicable recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any statutory rights of redemption of 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.

IN WITNESS WHEREOF, the said Arthur K. Lowen, Substitute Trustee, has hereunto set his hand this 15th day of November, 1999.

Arthur K. Lowen
Substitute 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, Substitute 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 15 day of November, 1999.

NOTARY PUBLIC AT

Notary Public

My Commission Expires:

4 Dec 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Twenty Thousand and 00/100 ($20,000.00) Dollars.

Affiant

Sworn to and subscribed before me at Nashville, Tennessee, this 15th day of November, 1999.

Notary Public

My Commission Expires:

LAW PUBLIC NOTARY STATE OF TENNESSEE

11-29-2000.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

25 ...

0568025 ...LAWRENCE

99 NOV 17 AM 8: ...

CAMT	20000.00
CON TX	74.00
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	89.00
CHECK	89.00

11/17/99 01 08:26 0001 1999

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539666