BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This Instrument Prepared By:
BANKERS TITLE & ESCROW CORPORATION
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

ADDRESS NEW OWNER:
Barcelona Joint Venture
P.O. Box 24525
Nashville, TN 37203
MORTGAGEE:
NONE

PICK-UP

SEND TAX BILL:
New Owner

MAP AND PARCEL:
Map 33
Group 16
Parcel 177

Instr:200003150026712 Page: 1 OF 2
REC'D FOR REC 03/15/2000 2:27:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $99.90

WARRANTY DEED
(In lieu of foreclosure)

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Charles Durocher, an unmarried person hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Barcelona Joint Venture, hereinafter called the Grantees, its heirs and assigns, land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. M-27 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, 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 Condominiums of record in Book 6400, page 839, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.
>
> Being the same property conveyed to Charles Durocher, by deed from Barcelona Joint Venture of record in Instrument 200002090013283, said Register's Office.

This is a Deed in Lieu of Foreclosure in connection with that certain Deed of Trust of record in Instrument 200002090013284, said Register's Office.

There is not to be implied a merger of title with respect to the said Deed of Trust and this document shall not constitute a release or termination of such Deed of Trust.

This is improved property known as 270 Tampa Drive, Unit M-27, Nashville, Tennessee 37211.

Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantor, his heirs and assigns, forever; Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind Grantor, his heirs successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Witness whereof, the Grantor has hereunto set his hand this 7th day of February, 2000.

Charles Durocher
Charles Durocher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Charles Durocher, an unmarried person, the within named bargainor(s), 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, at office, this 7th day of February, 2000.

Priscilla C. Ulbrich
NOTARY PUBLIC

My Commission Expires: March 25, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ ~~0.00~~ 27,000.00

Charles R Sheets
AFFIANT

Subscribed and sworn to before me
this 7th day of February, 2000.

Priscilla C. Ulbrich
NOTARY PUBLIC
My Commission Expires: March 25, 2003