STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Davidson County DEEDTRS
Recvd: 03/09/01 15:48 3pgs
Fees:15.00 Taxes:192.40
20010309-0022988

The actual consideration or value,
which ever is greater, for this transfer is $52,000.00.

James H. Harris III

James H. Harris III, Affiant

PICK-UP

Subscribed and sworn to before me,
this 9th day of March, 2001.

Notary Public

My commission expires: 9/25/04

This instrument was prepared by James H. Harris III, of Gordon, Martin, Jones & Harris, P.A., 49 Music Square West, Suite 600, Nashville, Tennessee 37203

TRUSTEE'S DEED

WHEREAS, William K. Fowler, by Deed of Trust (the Deed of Trust) dated 20 October 1995, of record in Book 9834, Page 125, Register's Office for Davidson County, Tennessee, conveyed to James H. Harris III, Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the Note) described in the Deed of Trust, which Note was payable to Dale C. Morris; and,

WHEREAS, default was made in the payment of the Note; and,

WHEREAS, the owner and holder of the Note demanded that the Trustee foreclose the Deed of Trust; and,

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered the property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. on 28 February 2001, and Dale C. Morris, (hereinafter Grantee) being the highest and best bidder, became the purchaser of said property for the sum of Fifty-Two Thousand Dollars ($52,000.00):

NOW THEREFORE, James H. Harris III, in his capacity as Trustee, and not otherwise, for and in consideration of the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 104, of Spence Manor Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6794, page 219, 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 Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being a portion of the same property conveyed to William K. Fowler by Warranty Deed from Presidential Suites, L.P. to William K. Fowler of record in Book 8879, Page 498-99, Register's Office for Davidson County, Tennessee; and further conveyed to James H. Harris III, Trustee, by Deed of Trust of record in Book 9834, Page 125, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Unit No. 104, Spence Manor Condominium, 11 Music Square East, Nashville, Tennessee 37203.

This conveyance is made subject to the following:

> All matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter than an accurate survey of the premises might disclose.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable, and statutory right of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee,

and not otherwise, has the power to convey the same. James H. Harris III, as Trustee and not otherwise, warrants the title to said property to the Grantee, his successors, heirs, and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 9th day of March, 2001.

James H. Harris III

James H. Harris III, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Anna R. Totty, a Notary Public, in and for said County and State, the within named James H. Harris III, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 2001.

Anna R. Totty

Notary Public

My Commission Expires: 9/25/04

ANNA R. TOTTY NOTARY PUBLIC DAVIDSON CO.