This instrument prepared by:
When Recorded Return To:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

Davidson County DEEDTRS
Recvd: 06/22/01 16:20 4pgs
Fees:19.00 Taxes:7.40
20010622-0066521

Responsible Taxpayer and Property Owner:
Tax Parcel No. unknown 147-3-A 101 CO

Name: Associates Financial Services Company, Inc.
Address: 1111 Northpoint Dr.
Bldg. 4, Ste. 100
Coppell, TX 75019

Common Description: 441 Harding Place, Unit H-7
Nashville, TN 37211
Legal Description: See Scedule "C" Attached

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $2,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 14th day of June, 2001

Margaret A. Harshman
Notary Public
My Commission Expires: _____

MARGARET A. HARSHMAN
NOTARY PUBLIC, STATE OF COLORADO
My Commission Expires 02/12/2004

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by Kathy L. Grace and Charles Grace dated **5/29/98** and recorded **6/3/98** in Book **10960** at Page **102**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Associates Financial Services Company, Inc.** default having been made in the performance

of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **June 14, 2001,** at 10:00 a.m. pursuant to the advertisement published in The News and sent by mail to the Debtor and lienors of record, offer for sale, at Front Door, Davidson County Courthouse, Nashville, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Associates Financial Services Company, Inc.** became the highest and best bidder(s) at and for the sum of **$2,000.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Associates Financial Services Company, Inc.,** Grantee, the following described real estate, to wit:

See Scedule "C" Attached

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded in Book **10960**, Page **102**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 14th day of June, 2001.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Margaret A. Harshman, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 14th day of June, 2001.

MARGARET A. HARSHMAN
NOTARY PUBLIC, STATE OF COLORADO
My Commission Expires 02/12/2004

Margaret A. Harshman
Notary Public

My Commission Expires:

_____

MARSHALL COUNTY TITLE & ESCROW, LLC

Commitment Number: KLEINSMITH-GRACE

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS:

BEING UNIT NUMBER H-7 OF HARDING PLACE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6104 AT PALTE 725, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 6200 AT PAGE 671 AND 572, REGISTER'S OFFICE OF 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, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME REAL ESTATE CONVEYED TO KATHY L. GRACE OF RECORD IN BOOK 10960, PAGE 99, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER IDENTIFIED AS MAP 147-03-0A/101.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED