**TRUSTEE'S DEED**

Davidson County DEEDTRS
Recvd: 01/20/04 13:36 3pgs
Fees:18.00 Taxes:7.40
20040120-0007457

STATE OF TENNESSEE )
COUNTY OF _____ )

The actual consideration or value, whichever is greater, for this transfer is $2,000.00

William Townsend
Affiant

Subscribed and sworn before me this the 20th day of January, 2004.

Jackie Bagwell
Notary Public
My commission expires: 9-23-06

JACKIE BAGWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This instrument was prepared by:

Law Office of G. Miller Hogan II
5123 Virginia Way
Paddock III, Suite A-11
Brentwood, TN 37027

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| William Townsend<br>1458 Governors Ridge Court<br>Franklin, TN 37064 | (Same) | 93-13A 206 |

**WHEREAS**, Robert W. Hall a/k/a Bobby John Henry, by Deed of Trust (the "Deed of Trust") dated February 17, 1998, of record in Book 10821, page 159 in the Register's office for Davidson County, Tennessee, conveyed to G. Miller Hogan II, as Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which note was payable to Jeffrey A. Greene said Note and Deed of Trust having been assigned to David Herbert, Trustee by Deed of Trust Assignment of record as Instrument No. 20031125-0171334, said Register's Office and the said Note and Deed of Trust having been further assigned to Liyakat Fruitwala by Deed of Trust Assignment of record as Instrument No. 20031209-0176670, said Register's Office; 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**, pursuant to instructions of the owner and holder, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on October 30, 2003, November 6, 2003 and November 13, 2003; and

**WHEREAS**, in accordance with the advertised notice of sale on November 20, 2003 at 11:00 a.m. at the front door of the temporary Davidson County Courthouse located at 225 Polk Avenue (the Old Ben West Library Building) in Nashville, Tennessee, the Trustee announced the postponement of the sale to 11:00 a.m. on Monday, December 22, 2003; thereafter the Trustee as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the temporary Davidson County Courthouse at 225 Polk Avenue (the Old Ben West Library Building) in Nashville, Tennessee, at 11:00 a.m. on Monday, December 22, 2003 and William Townsend (hereinafter the "Grantee") being the highest and best bidders thereof, became the purchaser of said property for the sum of Two Thousand and No/100 ($2,000.00) Dollars.

**NOW THEREFORE**, G. Miller Hogan II, in his capacity as Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys unto the Grantee and his heirs, successors and assigns, certain real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County Tennessee being Unit 206 of Spence Manor 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 6794, page 219 in the Register's Office for Davidson County, Tennessee together with an undivided 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 Condominiums as set forth in the Exhibits to said Master Deed for a more complete identification and description of said Units.
>
> Being the same property conveyed to Robert W. Hall by deed from Rodney D. Buckle of record in Book 10565, page 377 said Register's Office; and further conveyed to G. Miller Hogan II, Trustee by Deed of Trust of record in Book 10821, page 159 in the Register's Office for said County.

This conveyance is made subject to the following: All matters shown on any applicable recorded plan of record including without limitation the Master Deed for Spence Manor Condominiums of record in Book 6794, page 219 in the Register's Office for Davidson County; 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; any parties in possession and any matter that an accurate survey or title search of the premises might disclose.

**TO HAVE AND TO HOLD** the aforesaid property free from all legal and equitable and statutory rights 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 its capacity as Successor Trustee, and not otherwise, has the power to convey same. G. Miller Hogan II, as Trustee, and not otherwise, warrants the title to said property to the Grantee and his heirs, successors and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

**IN WITNESS WHEREOF**, the said Trustee has executed this instrument on the 8th day of JANUARY, 2004.

G. Miller Hogan II

G. Miller Hogan II, Trustee

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State G. Miller Hogan II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2004.

Patty Allison

Notary Public
My commission expires: 10/29/06

