This Instrument Prepared By:

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Davidson County DEEDTRS
Recvd: 05/25/04 08:07 3pgs
Fees:18.00 Taxes:20.63
20040525-0060908

FROM: ARTHUR K. LOWEN, SUBSTITUTE TRUSTEE

TO: Southern Hills Condominium Association, Inc.
370 Wallace Road (Office)
Nashville, TN 37211

Map. No. 147-03-0-B
Parcel No. 090.00CO

SEND TAX BILLS TO: NEW OWNER

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Master Deed establishing Southern Hills Condominium, of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, Freeman Webb Developers, a Tennessee corporation, submitted and subjected all of the land and condominium units described therein to all of the provisions, covenants, conditions and restrictions set forth in said Master Deed, and

WHEREAS, Southern Hills Condominium Association, Inc., is the duly created Association and governing body for the owners of all of the units subjected to said Master Deed and

WHEREAS, the said Master Deed created a lien in favor of Southern Hills Condominium Association, Inc., for assessments for common expenses duly levied against the units subjected to said Master Deed, and

WHEREAS, for the limited purpose of enforcement of said lien, all of the property subjected to the said Master Deed was transferred and conveyed unto Stephen C. Baker, Trustee, his successors and assigns, reserving a Power of Substitution exercisable by the owner and holder of the above described lien (i.e. Southern Hills Condominium Association, Inc.), all as set forth in the said Master Deed, and

WHEREAS, the Undersigned, Arthur K. Lowen, was duly appointed Substitute Trustee in an instrument of record as Instrument No. 20010924-0103170, Register's Office for Davidson County, Tennessee, and

WHEREAS, there occurred a default with respect to the obligation to pay assessments for common expenses with regard to a certain unit subject to the said Master Deed and lien, and described hereinbelow, and,

WHEREAS, Southern Hills Condominium Association, Inc., the owner and holder of the said lien, demanded payment of the delinquent assessments as to the said unit, and payment was not made, and the said Southern Hills Condominium Association, Inc., directed that said property be sold pursuant to the provisions of the Master Deed, and,

WHEREAS, in pursuance of said directive by said lien holder, the said condominium unit was, by the undersigned, advertised for sale as required by law and in conformity with the terms and provisions of said Master Deed, by three (3) successive weekly publications appearing in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee, the first such publication having appeared at lest twenty (20) days previous t the sale. Pursuant to the said advertisement, the sale was held on the date and at the place advertised to wit: April 29, 2004, at 10:00 AM, at the main entrance of the Gaylord Entertainment Center, 501 Broadway, in Nashville, Davidson County, Tennessee, the said condominium unit being then and there offered for sale to the highest bidder for cash, at public outcry.

The GRANTEE herein, Southern Hills Condominium Association, Inc., being the highest and best bidder at said sale with a bid of Five Thousand five hundred seventy-five and 32/100 ($5,575.32) dollars, was duly declared the purchaser.

NOW THEREFORE, in consideration of the premises and in further consideration of Five thousand, five hundred seventy-five and 32/100 ($5,575.32) dollars, paid by the GRANTEE, 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 the GRANTEE, Southern Hills Condominium Association, Inc., its heirs, successors and assigns, the following property in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit C-9 of Southern Hills Condominiums, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A-1" of the Master Deed for Southern Hills Condominiums, of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
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> Being the same property conveyed to David J. Gonzales and Khankham V. Gonzales, husband and wife, by Deed from Shirley A. Krutsinger and Jerre Ann Mathis, of record as Instrument No. 20000411-0036525, said Register's Office.
>
> This is improved property, commonly known as 370 Wallace Road, Unit C-9, Nashville, TN 37211.
>
> The foregoing description is the same as that contained in the previous Deed of Record with respect to this property, no boundary survey having been made in connection with this conveyance.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Southern Hills Condominium Association, Inc., its heirs, 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 under the said Master Deed. However, the GRANTOR conveys as Substitute Trustee only, and not further or otherwise.

This conveyance is made subject to all maters shown on any applicable recorded plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any previous owner and/or any governmental agency, State or Federal; and any prior liens or encumbrances as well as any matter that an accurate survey of the premises might disclose. This conveyance is expressly subject to the Master Deed as set forth hereinabove.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall e applicable to all genders.

IN WITNESS WHEREOF, the said Arthur K. Lowen, Substitute Trustee, has hereunto set his hand and seal on this 13 day of May, 2004.

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 ac knowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of MAY, 2004.

Donna M. Bannon
Notary Public

My Commission Expires: 3/25/06.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer, is Five thousand five hundred seventy-five and 32/100 ($5,575.32) dollars.

Robert Scarborough
Affiant

Sworn to and subscribed before me this 12 Day of May 2004.

E. Dianne Chadwell
Notary Public

My commission Expires: 11-2-05.

DIANNE CHADWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMM. EXPIRES 11-02-2005