Davidson County DEEDTRS
Recvd: 10/19/05 13:53 3 pgs
Fees:18.00 Taxes:23.44
20051019-0126158

This Instrument Prepared By:
Larry B. Felts
Attorney at Law
211 Third Avenue, North
Nashville, TN 37201

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Master Deed establishing Lake Chateau Homeowner's Association, of record in Book 7792, Page 915, Register's Office for Davidson County, Tennessee, Lake Chateau Homeowner's Association, 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, Lake Chateau Homeowner's Association 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 Lake Chateau Homeowner's Association, 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 said Trustee, his successor and assigns, reserving a Power of Substitution exercisable by the owner and holder of the above described lien (i.e., Lake Chateau Homeowner's Association), all as set forth in the said Master Deed, and

WHEREAS, the Undersigned, Larry B. Felts, was duly appointed Substitute Trustee in an instrument of record as Instrument No. 20050815-0096130, 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 unit 226 Lake Chateua Drive, Nashville, TN 37076, owner Reuben J. San Nicholas, subject to the said Master Deed and lien, and described herein below, and,

WHEREAS, Lake Chateau Homeowner's Association, the owner and bolder of the said lien, demanded payment of the delinquent assessments as to the said unit, and payment was not made, and the said Lake Chateau Homeowner's Association, 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 least twenty (20) days previous to the sale. Pursuant

to the said, advertisement, the gale was held on the date and at the place advertised to wit: September 23, 2005 at 10:00 a.m. at the main entrance of the Gaylord Entertainment Center, Nashville, Tennessee, the said. condominium unit being then and there offered for sale to the highest bidder for cash, at public outcry.

The GRANTEE herein, Lake Chateau Homeowner's Association, being the highest and best bidder at said sale with a bid of Six Thousand Three Hundred Thirty-Three Dollars & 99/100 ($6,333.99), was duly declared the purchaser.

NOW THEREFORE, in consideration of the premises and in further consideration of Six Thousand Three Hundred Thirty-Three Dollars & 99/1,00 ($6,333,99), paid by the GRANTEE, the receipt of which is hereby acknowledged, I, Larry B. Felts, Substitute Trustee, having this day bargained and sold and by these presents do hereby transfer and convey unto the GRANTEE, Lake Chateau Homeowner's Association, its heirs, successors and assigns, the following property in Davidson County, Tennessee, to-wit:

A condominium apartment in. Davidson County, Tennessee, being Apartment No. 3, Bldg. P. Of Lake Chateau, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on The Plan of record in Book 6250, page 607 and amended in Book 7025, page 380, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Linda Christine Hughes by deed from Marilyn S. Clark, unmarried of record in Instrument No. 20000927-0095892, said Register's Office.

Being the same property conveyed to Reuben J. San Nicolas, unmarried, from deed from Linda Christine Hughes, an unmarried woman, dated 2/28/02 of record as Instrument No. 20020322-0035180, said Register's Office.

This is improved property known as: 226 Lake Chateau Drive, Hermitage, TN 37076,

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Lake Chateau Homeowner's Association, 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 matters 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; 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 be applicable to all genders.

IN WITNESS WHEREOF, the said Larry B. Felts, Substitute Trustee, has hereunto set his hand and seal on this 27 day of September, 2005.

Larry B. Felts, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned of said country, Larry B. Felts, Substitute Trustee, the within named bargainor, 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 he purposes therein contained,

Witness my hand, at office, this 27 day of September, 2005.

NOTARY PUBLIC

ROBIN R. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: NOV. 24, 2007

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $6,333.99.

Party responsible for taxes and new owner:
Lake Chateau Homeowners Association
c/o McGarr & Associates
Suite 205
325 Plus Park Blvd.
Nashville, TN 37217
Map and Parcel: 097080 08100

Phil Haynes, President
AFFIANT

Subscribed and sworn to before me this 27 day of, September, 2005.

NOTARY PUBLIC

ROBIN R. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: NOV. 24, 2007

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