PREPARED BY AND RETURN TO:
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Memphis, TN 38119
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Davidson County DEEDTRS
Recvd: 02/21/06 09:43 2 pg
Fees:13.00 Taxes:321.90
20060221-0019783

Name: Benjamin A. Williamson,
S&K#: 05-2700

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 27, 2002, recorded in Instrument number 20021007-0121913, in the Register's Office of Davidson County, Tennessee, Benjamin A. Williamson, an unmarried person, conveyed to Emmett James House and Bill R. McLaughlin, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in 20060105-0001450, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on February 14, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to OP Properties, a partnership composed of William T. Owen, Chad I. Pearman and Jean Marie Owen whose address is 5120 Virginia Way, Suite C22, Brentwood, TN 37027, at and for the sum of $87,000.12, that being the highest and best bid offered; and,

WHEREAS, the purchaser, OP Properties, a partnership composed of William T. Owen, Chad I. Pearman and Jean Marie Owen, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by OP Properties, a partnership composed of William T. Owen, Chad I. Pearman and Jean Marie Owen, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said OP Properties, a partnership composed of William T. Owen, Chad I. Pearman and Jean Marie Owen, their heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Unit N-6 on the Plan of the Revised The Villager Condominium Apartments of record in Plat Book 5200, Page 201, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominium, a horizontal property regime established by Master Deed of record in Book 5434, Page 665, corrected in Book 5487, Page 967, said Register's Office.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20021007-0121913, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument number 20021007-0121913, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200210070121912, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto OP Properties, a partnership composed of William T. Owen, Chad I. Pearman and Jean Marie Owen, their heirs, successors and assigns, in fee simple forever, to whom the said Denise Griffin, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 16 day of February, 2006, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

MARY VIRGINIA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County

WITNESS my hand and Notarial Seal at Office the day and year above written.

12-13-08
My commission expires:

Mary Virginia Miller
Notary Public

Comm. Exp. 12-13-08

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $87,000.12 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 21st day of February, 2006.

Notary Public

JIM R. VANDERPOOL
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
MAY 14, 2008
WILLIAMSON COUNTY, TN

PROPERTY ADDRESS: 2601 Hillsboro Pike, Unit N-6 (per mailing address), Nashville, TN 37212

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
OP Properties, a partnership composed of William T. Owen, Chad I. Pearman and Jean Marie Owen
5120 Virginia Way, Suite C22, Brentwood, TN 37027

S & K #:05-2700
Map & Parcel – 117-03B-212

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.