PREPARED BY:
WILLIAM E. MILLER
ATTORNEY AT LAW
1650 MURFREESBORO ROAD SUITE 209
FRANKLIN, TN 37067

Successor Trustee's Deed

RETURN TO:
WILLIAM E. MILLER
ATTORNEY AT LAW
P.O. BOX 682951
FRANKLIN, TN 37068-2951

WHEREAS, OAKCREST CONDOMINIUM ASSOCIATION, INC., by virtue of the provisions of the Master Deed (the "Master Deed") dated April 1, 1982, of record in Deed Book 5884, Page 960, Register's Office for Davidson County, Tennessee, conveyed to Stephen C. Baker, Trustee, the hereinafter described real property to secure the payment of a certain association dues (the "Dues") described in the Master Deed, which Dues was payable to OAKCREST CONDOMINIUM ASSOCIATION, INC.; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Master Deed by an instrument of record at Instrument # 20060630-0078687in the Register's Office for said County; and

WHEREAS, default was made in the payment of the Dues; as evidenced in a lien of record at instrument number 20040303-00257 in said Register's Office for Davidson County, and

WHEREAS, the owner and holder of the Lien and Dues demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Master Deed, notices of the time and place of said sale having been published in the Tennessean on July 12, 2006, and in the Nashville Record on July 20, 2006 and July 27, 2006; and

WHEREAS, the Substitute Trustee, as required by the terms of the Master Deed, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Chancery Courthouse in Nashville, Tennessee at 10:00 a.m. on Tuesday, August 1, 2006, and **Heath Oakcrest, LLC** (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Ten Thousand ($10,000.00) Dollars.

NOW, THEREFORE, William E. Miller, in his capacity as Successor 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 to the Grantee, his successors, heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit A-12 on the plan of Oakcrest Condominiums, of record in Book 5200, page 413, Registers Office of Davidson County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Davidson County DEEDTRS
Recvd: 08/08/06 09:01 3 pgs
Fees:18.00 Taxes:37.00
20060808-0097034

Being the same property conveyed to Gerald F. Dudley by deed from BCMP Investments, a Tennessee Partnership, of record in Deed Book 9585, Page 895, Register's Office for Davidson County, Tennessee, said conveyance subject to the Master Deed, Stephen C. Baker, Trustee, of record in Deed Book 5884, Page 960, Register's Office for Davidson County, Tennessee; the said Stephen C. Baker, Trustee, having been replaced by William E. Miller, Successor Trustee, by instrument of record at Instrument # 20060630-0078687in the Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Master Deed, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein.

Subject to such matters set forth herein, William E. Miller, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 3rd day of August, 2006.

William E. Miller
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, William E. Miller, 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 3rd day of August, 2006.

Notary Public

My commission expires:

ELAINE H. DEATHERIDGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 10,000.

Affiant

Subscribed and sworn to before me on this 3rd day of August 2006.

Notary Public

My Commission Expires:

ELAINE H. HEATHERTHWAITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Improved Property Address: 420 Elysian Fields Road, Unit A-12, Nashville, TN 37211

Send Tax Bills to Owner:
Heath Oakcrest, LLC
3333 Aspen Grove Drive, Suite 150
Franklin, TN 37067

Parcel ID: 133 14 0A 012.00