Davidson County DEEDTRS
Recvd: 08/15/06 10:30 4 pgs
Fees:23.00 Taxes:99.16

20060815-0100234

**THIS INSTRUMENT PREPARED BY:**
**Mary Beth Hagan**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 26,800.00.

Mary Beth Hagan
Affiant

Subscribed and sworn to before me, this 14th day of July, 2006.

Barbara D. Holton
Notary Public

My Commission Expires:

BARBARA D. HOLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Trevecca Nazarene University<br>333 Murfreesboro Road<br>Nashville, TN 37210 | Same | 107090A00200C0 |

## SUCCESSOR TRUSTEE'S DEED

**WHEREAS, RANDALL L. PHILLIPS, JR. and wife, LISA PHILLIPS** by Deed of Trust (the "Deed of Trust"), dated April 30, 1997, of record in Book 10443, Page 232, Register's Office for Davidson County, Tennessee, conveyed to **KATHRYN H. PENNINGTON**, Trustee, the hereinafter described real property to secure the payment of certain indebtedness described in the Deed of Trust, which indebtedness was due and payable to **TREVECCA NAZARENE UNIVERSITY**; and

**WHEREAS, MARY BETH HAGAN** was appointed Successor Trustee by the owner and

20060710-0082771, Register's Office for said County; and

**WHEREAS**, default was made in the payment of the indebtedness; and

**WHEREAS**, the owner and holder of the indebtedness demanded that the Successor Trustee foreclose the Deed of Trust; and

**WHEREAS**, pursuant to instructions of the owner and holder, the Successor 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 July 20, 2006, July 27, 2006, and August 3, 2006; and

**WHEREAS**, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the outside door of the Office of Register of Deeds located at 501 Broadway, Suite 501, Gaylord Entertainment Center, Nashville, Davidson County, Tennessee at 11:00 a.m. on August 14, 2006, and **TREVECCA NAZARENE UNIVERSITY** (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property.

**NOW, THEREFORE, MARY BETH HAGAN** in her capacity as Successor Trustee, and not otherwise, in consideration of the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to **TREVECCA NAZARENE UNIVERSITY,** the Grantee, its successors, heirs, and assigns, certain real property located in

> Land in Davidson County, Tennessee, being a certain condominium Apartment in Davidson County, Tennessee, described as follows, to wit:
>
> Unit No. 1019, Building "B", in a Horizontal Property Regime as shown on the Plan of Castlewood Condominium, as of record in Book 4660, Page 62, said Register's Office, to which reference is hereby made.
>
> Being the same property conveyed to Randall L. Phillips, Jr. and wife, Lisa Phillips, by Special Warranty Deed of record in Book 10443, Page 229, Register's Office for Davidson County, Tennessee and further conveyed by Randall L. Phillips, Jr. and wife, Lisa Phillips by Deed of Trust to Kathryn H. Pennington, Trustee, of record in

Book 10443, Page 232, Register's Office for said County, the said Kathryn H. Pennington, Trustee, having been replaced by Mary Beth Hagan, Successor Trustee, by Appointment of Successor Trustee of record as Instrument Number 20060710-0082771, Register's Office for said County.

This conveyance is made subject to the following:

1. Any and all unpaid city, county or state taxes which may be a lien against said property.

2. Master Deed creating a Horizontal Property Regime of Castlewood Condominiums, of record in Book 4750, page 426, as amended at Book 5245, page 663, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4660, page 62, Register's Office for said County.

4. Rights of parties in possession.

5. Any existing utility easements.

6. Any existing restrictive covenants of record.

7. Any matters encumbering the Property which have a priority over the Deed of Trust.

**TO HAVE AND TO HOLD** the aforesaid property free from all legal, equitable, and statutory rights of redemption, exemptions of homestead, exemptions of dower, statutory or elective rights, 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 her capacity as Successor Trustee, and not otherwise, has the power to convey the same. **MARY BETH HAGAN** as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise person.

**WITNESS** my hand this 14th day of August, 2006.

Mary Beth Hagan, Successor Trustee

Mary Beth Hagan, Successor Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY BETH HAGAN, SUCCESSOR TRUSTEE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 14th day of August, 2006.

Barbara J. Holton
Notary Public

BARBARA J. HOLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

My Commission Expires:

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