Davidson County DEEDTRS
Recvd: 07/27/07 13:10 4 pgs
Fees:23.00 Taxes:22.20
20070727-0089511

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Betteryear Property Investment Group, Inc. PO Box 3413 Lebanon Tn 37088	SAME - NEW OWNER	Map 52-0-A Parcel 41.00 CO
This instrument prepared by: Robert J. Notestine III, Attorney at Law 4515 Harding Pike, Suite 315, Nashville, TN 37205		

SUCCESSOR
TRUSTEE'S DEED

This indenture made the 27th day of July, 2007, by and between Robert J. Notestine III, Successor Trustee (party of the first part) and Betteryear Property Investment Group, Inc. (party of the second part).

WITNESSETH:

WHEREAS, in the Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, the unit owners convey to Stephen C. Baker, trustee, a parcel of property which is described in the Deed of Trust as follows:

This property to be sold is described as follows:

Being Apartment Unit No. E-41, of Neely's Bend Condominium created under Title 64, Sections 2701 et. seq. as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Mater Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such unit.

Being the same Property conveyed to Charles A. Carter, Jr. et ux by deed from Stephen D. Woodard, of record in Book 6822, Page 837, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1301 Neely's Bend Road,

Owners: Charles A Carter Jr.
(RN) Reba A Brown

TAI - TF

Unit E-41, Madison, TN 37115.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $6,000.00
(
(
(Affiant
(
(Subscribed and sworn to before me
(this 27th day of July, 2007.
(
(Notary Public
(My Commission Expires: 11-14-2009
(

ANGELA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AND WHEREAS, the said Master Deed was for the purpose of securing a certain payment of Association fees, assessments and other sums, as evidenced by a Master Deed dated August 1, 1979.

AND WHEREAS, default was made, and thereupon at the request of the beneficiary of said trust, the undersigned was appointed Successor Trustee by Appointment of Successor Trustee of record in Instrument No. 20070426-0050108, Register's Office for Davidson County, Tennessee of and the party of the first part as Successor Trustee hereto did advertise said property as provided for in said Master Deed in the weekly newspaper published in Davidson County, Tennessee, to-wit: THE TENNESSEAN giving the time and place and terms of sale:

AND WHEREAS, on the 27th day of July, 2007, at 10:00 o'clock a.m. at the South (front door) entrance of the Metropolitan Courthouse in Nashville, Tennessee, at the time and place fixed, the said property was offered for sale at public auction for cash in hand and in bar of the

right and equity of redemption as provided in said Master Deed and being primed for a reasonable time was finally struck off to the party of the second part hereto at its bid of Six Thousand Dollars ($6,000.00), the party of the second part being the highest and best bid which sum was in hand paid and identified as by said Deed of Trust directed provided:

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Successor Trustee, does hereby bargain, sell, transfer and convey unto said party of the second part, Betteryear Property Investment Group, Inc., the unit herein before described to have and to hold the same, together with all the hereditaments, rights, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption of the former owner and all persons claiming to and under them. The party of the first part affirms that, as Successor Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party of the second part, it's successors and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise.

This conveyance is subject to the lien for Metropolitan property taxes for the calendar year 2007, the deed of trust of record in Book 6071, Page 548, Register's Office for Davidson County, Tennessee, all governmental zoning and subdivision ordinances in effect on the day of sale, plats of record, and any easements, restrictions and other encumbrances of record.

WITNESSETH the hand of the first party, the date and year first written.

ROBERT J. NOTESTINE III
Successor Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Successor Trustee, 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 the purposes therein contained as Substitute Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of July, 2007.

Angela Edwards
Notary Public

My Commission Expires: 11-14-2009

