Davidson County DEEDTRS
Recvd: 05/15/08 10:28 3 pgs
Fees:18.00 Taxes:118.40
20080515-0049951

This Instrument Prepared By:
Arthur K. Lowen
Attorney at Law
201 4th Avenue North, Ste. 1830
Nashville, Tennessee 37219

FROM: ARTHUR K. LOWEN, SUCCESSOR TRUSTEE

TO: Aubrey Hiam
301 Fairbanks Road
Goodlettsville, TN 37072

Map No. 1310
Parcel No. 10D03200CO

Send Tax Bills To: New Owner

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Master Deed Establishing 5025 Hillsboro Homeowners' Association, (hereinafter, the "Master Deed"), of record in Book 5211, Page 325, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, Georgetown of Nashville Limited Partnership, submitted and subjected all of the land and units described therein to all of the provisions, covenants, conditions and restrictions set forth in said Master Deed, and

WHEREAS, 5025 Hillsboro Homeowners' 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 5025 Hillsboro Homeowners' 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 Ervin M. Entrekin, Trustee, his successors and assigns, reserving a Power of Substitution exercisable by the owner and holder of the above described lien (i.e. 5025 Hillsboro Homeowners' Association), all as set forth in the said Master Deed, and

WHEREAS, the undersigned, Arthur K. Lowen, was duly appointed Successor Trustee in an instrument of record in Book 10225, Page 413, 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 a certain unit subject to the said Master Deed and lien, and described hereinbelow, and,

WHEREAS, 5025 Hillsboro Homeowners' Association, the owner and holder of the said lien, demanded payment of the delinquent assessments as to the said unit, and payment was not made, and the said 5025 Hillsboro Homeowners' 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 sale was held on the date and at the time and place advertised, and subsequently postponed, by oral announcement at the originally-scheduled time, date and place of the sale, to: 10:00 AM on May 1, 2008 at the front door of the Register's Office of, Davidson County, Tennessee, inside the Sommet Center (formerly, Gaylord Entertainment Center) 501 Broadway, Nashville, Davidson County, Tennessee 37203, the said unit being then and there offered for sale to the highest bidder for cash, at public outcry.

The GRANTEE herein, Aubrey Hiam, being the highest and best bidder at said sale with a bid of Thirty-Two Thousand ($32,000.00) Dollars, was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and in further consideration of Thirty-Two Thousand ($32,000.00) Dollars, paid by the GRANTEE, the receipt of which is hereby acknowledged, I, Arthur K. Lowen, Successor Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto the GRANTEE, Aubrey Hiam, its successors and assigns, the following property in Davidson County, Tennessee, to-wit:

> Being Unit No. 32, as shown on the Plat of Georgetown Apartments, a Condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .519 per cent interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, Page 325, et. sec., said Register's Office. Said Unit is also known as apartment number 5-G.
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> Being the same property conveyed to Ronald A. Brown and Charmagne Brown, by deed from Georgetown of Nashville Limited Partnership, of record in Book 5247, Page 731, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 5025 Hillsboro Road, Unit 5-G, Nashville, Tennessee 37215.
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> The foregoing description is the same as that contained in the previous Deed of Record with respect to this property, no boundary survey having been made in connection with this conveyance.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said 5025 Hillsboro Homeowners' Association, its successors and assigns, forever, as fully and completely as the Successor Trustee can or ought to convey under the power vested in the Successor Trustee under the said Master Deed. However, the GRANTOR conveys as Successor 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; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to 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 Arthur K. Lowen, Successor Trustee, has hereunto set his hand and seal on this 15 day of May, 2008.

Arthur K. Lowen
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur K. Lowen, Successor Trustee, the 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 the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2008.

DONNA M. HOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Donna M. Holt
Notary Public

My Commission Expires:

May 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is Thirty-Two Thousand ($32,000.00) Dollars.

Affiant

Sworn to and subscribed before me this 15th day of May, 2008.

DONNA M. HOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Donna M. Holt
Notary Public

My Commission Expires:

May 22, 2010