Name and address of new owner:
Owen Ventures, LLC
115 Penn Warren Drive
Suite 300-313
Brentwood, TN 37027

Davidson County DEEDTRS
Recvd: 06/06/08 12:08 3 pg
Fees:18.00 Taxes:407.11
20080606-0058340

Send Tax Bills To:
Same

This Instrument Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

MAP: 113-14-0-A 006.00 CO

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 2, 2007, recorded in Instrument No. 20070305-0026938, Register's Office, Davidson County, Tennessee, Regina E. Donegan, unmarried, conveyed to David Mangum, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David Mangum, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David Mangum, Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Nashville Business Journal*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of May 16, May 23 and May 30, 2008, stating that on Friday, June 6, 2008 at 12:00 Noon, in the hallway just outside the entrance to the Davidson County Register of Deeds Office located inside the Sommet Center, formerly known as the Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes as well as any homeowner's association fees, if any; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David Mangum, Trustee, offered said property for sale at public outcry and sold said property to **Owen Ventures, LLC**, its successors and assigns for $110,028.53, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David Mangum, Trustee, do hereby bargain and sell, and by these presents transfer

and convey unto the said **Owen Ventures, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit A-6 of Oakcrest Condominiums as established by Master Deed of record in Book 5884, page 960, as amended in Book 9559, page 939, Instrument #20041102-0131823 and Instrument #20060630-0078687, 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 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominiums of record in Plat Book 5200, page 413, said Register's Office.

DEED REFERENCE:
Being the same property conveyed to Regina E. Donegan, unmarried, by deed of record in Instrument #20070305-0026937, said Register's Office.

This description was taken from the deed of trust above-mentioned.

TAX MAP-PARCEL NO.: 113-14-0-A 006.00 CO
PROPERTY ADDRESS: 420 Elysian Fields Road, Unit A-6, Nashville, Tennessee, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 6th day of June, 2008.

David Mangum, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Mangum, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 6th day of June, 2008.

Kay E. Farmer
Notary Public

My Commission Expires: 7-24-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 110,628.53.

Affiant

Subscribed and sworn before me, this 6th day of June, 2008.

Notary Public

My Commission Expires: 7-24-2010

File #65033