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

BILL GARRETT, Davidson County
Trans:T20090072230 DEEDTRS
Recvd: 10/23/09 11:14 3 pgs
Fees:18.00 Taxes:30.60
20091023-0098106

FROM: ARTHUR K. LOWEN, SUCCESSOR TRUSTEE

TO: Rock Harbor Condominium Association
c/o Belle Management Corporation
7091 Old Harding Road, Suite 201
Nashville, TN 37221

Foreclosure of property
owned by:
Shannon Fergueson

Map No. 090110A
Parcel No. 13600CO

Send Tax Bills To: New Owner

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Master Deed Establishing Rock Harbor Condominium Association, (hereinafter, the "Master Deed"), of record in Book 6153, Page 421, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, G.Z.F., Inc. (A Nevada Corporation), 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, Rock Harbor Condominium 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 Rock Harbor Condominium 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 A. Harrison Johnson, Jr., Trustee, his successors and assigns, reserving a Power of Substitution exercisable by the owner and holder of the above described lien (i.e. Rock Harbor Condominium 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 as Instrument No. 20060109-0002574, 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, Rock Harbor Condominium 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 Rock Harbor Condominium 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 Tennessean, 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, to wit: 10:00 AM on October 8, 2009, 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, Rock Harbor Condominium Association, being the highest and best bidder at said sale with a bid of Eight Thousand Two Hundred Seventy and 65/100 ($8.270.65) Dollars, was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and in further consideration of Eight Thousand Two Hundred Seventy and 65/100 ($8,270.65) 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, Rock Harbor Condominium Association, its successors and assigns, the following property in Davidson County, Tennessee, to-wit:

> Being Unit No. N-136, as shown on the plan of Rock Harbor Condominiums of record in Book 6153, Pages 463-466, Register's Office for said County, together with an undivided interest in all common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, and restated in Book 6162, Page 251 and by Amendments in Book 6896, Page 661 and Book 7369, Page 206, said Register's Office.
>
> Being the same property conveyed to Shannon Fergueson, by deed from Phyllis J. Sweat and Joseph B. Sweat, of record as Instrument No. 20061214-0154005, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 515 Basswood Drive, Unit N136, Nashville, Tennessee 37209.
>
> 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 Rock Harbor Condominium 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 13 day of October, 2009.

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 13th day of October, 2009.

Notary Public

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

My Commission Expires:
May 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is Eight Thousand Two Hundred Seventy and 65/100 ($8,270.65) Dollars.

Affiant

Sworn to and subscribed before me this 13 day of October, 2009.

Notary Public

My Commission Expires:
May 22, 2010

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