Davidson County DEEDTRS
Recvd: 12/22/09 12:46 3 pgs
Fees:18.00 Taxes:127.16
20091222-0116437

THIS INSTRUMENT PREPARED BY:
Weiss & Weiss, Attorneys at Law
1900 Church Street, Suite 301
Nashville, TN 37203

SUCCESSOR TRUSTEE ' S DEED

WHEREAS, by Deed of Trust (hereinafter referred to as the "Deed of Trust") dated July 8, 2005, and recorded in Instrument No. 20050722-0085754 in the Register's Office of Davidson County, Tennessee, Myrtice Pino conveyed to Saturn and Mazer Title Services, Inc., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the said Deed of Trust was subsequently modified by Deed of Trust Modification Agreement ("Modification"), dated July 31, 2008, and recorded in Instrument No. 20080805-0080748, Register's Office for Davidson County, Tennessee, Helane Jefferson agreed that with the exception of terms recited within the Modifiation, all terms and conditions recited in the aforementioned Deed of Trust shall remain in full force and effect; and,

WHEREAS, by Appointment of Successor Trustee of record in Instrument No. 20091009-0094378, said Register's Office, Holly Hills Apartments Partnership, a Tennessee General Partnership, the lawful owner and holder of said indebtedness, appointed Weiss & Weiss, Attorneys at Law, to succeed to all the rights, title and powers conferred upon the Trustee originally named; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust and Modification, and the lawful owner and holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust and Modification; and,

WHEREAS, pursuant of said request by Holly Hills Apartments Partnership, a Tennessee General Partnership, owner of the debt secured by said Deed of Trust and Modification, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust and Modification by advertisement which appeared in The Tennessean on the 9th, 16th and 23rd day of October, 2009, the sale was appointed to be held on the 12th day of November, 2009, 11:00 a.m. local time, at the Interior Mezzanine at the main door of the Metropolitan Davidson County Courthouse, Nashville, Tennessee; and,

WHEREAS, the said sale date was adjourned by the Successor Trustee to December 17, 2009, 11:00 a.m. local time, at the Interior Mezzanine at the main door of the Metropolitan Davidson County Courthouse, Nashville, Tennessee, by announcement to all those present, in accordance with the power granted within the said advertisement to adjourn the day of the sale without further publication.

WHEREAS, at the time and place mentioned in said advertisement and announced at the said adjournment, the undersigned offered said property for sale to the highest call bidder and at public outcry for cash at which time the said property was struck off and sold to Holly Hills Apartments Partnership, a Tennessee General Partnership, whose address is 50 Vantage Way, Suite 100, Nashville, TN 37228, at and for the sum of Thirty-Four Thousand Three Hundred Sixty-Eight and 00/100 ($34,368.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Holly Hills Apartments Partnership, a Tennessee General Partnership, of the sum of money bid, said sum being credited to the indebtedness secured by the Deed of Trust and Modification, receipt of which is hereby acknowledged, the undersigned, Weiss & Weiss, Attorneys at Law, Successor Trustee, does hereby grant, bargain, sell and convey to the said Holly Hills Apartments Partnership, a Tennessee General Partnership, its successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

BEING Unit F-2, on the Plan of Southern Hills Condominiums, according to Master Deed of record in Book 6594, Page 502 in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to Helane Jefferson by Warranty deed from Myrtice Pino, of record in Instrument No. 20080805-0080747, Register's Office for Davidson County, Tennessee; said property having previously been conveyed to Myrtice Pino by deed from Holly Hills Apartments, LLC, of record in Instrument No. 20050722-0085753, Register's Office for Davidson County, Tennessee.

BEING improved property located at 370 Wallace Road, Unit F-2, Nashville, Tennessee 37211.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; and subject to any and all other liens, interests and encumbrances which take priority over the Deed of Trust upon which the foreclosure sale is had.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Holly Hills Apartments Partnership, a Tennessee General Partnership, its successors and assigns, in fee simple forever, to whom the said Weiss & Weiss, Attorneys at Law, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Weiss & Weiss, Attorneys at Law, Successor Trustee, has hereunto set its hand and seal this 21st day of December, 2009.

WEISS & WEISS, ATTORNEYS AT LAW
SUCCESSOR TRUSTEE

By: Scott D. Weiss
Its: Attorney

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 Scott D. Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Attorney of Weiss & Weiss, Attorneys at Law, the within named bargainor, and that he as such Attorney executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2009.

My commission expires: 1/3/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,368.00.

Affiant

Subscribed and sworn to before me this the 21st day of December, 2009.

My Commission Expires: 1/3/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER AS FOLLOWS:

Holly Hills Apartments Partnership,
a Tennessee General Partnership
50 Vantage Way, Suite 100
Nashville, Tennessee 37228

SEND TAX BILLS TO:

"NEW OWNER"

Map: 147-03-B
Parcel: 015.00

I, Scott D. Weiss, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Scott D. Weiss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for this County and State, Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/3/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON