Davidson County DEEDTRS
Recvd: 07/07/10 15:14 6 pgs
Fees:33.00 Taxes:129.50
20100707-0053315

THIS INSTRUMENT PREPARED BY:
Valerie M. Webb
2784 Hwy 31W
White House, Tennessee 37188

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s)	Send Tax Bills To	Map & Parcel Nos.
Try Properties, L.P. P.O. Box 643 Brentwood, TN 37024-1643	same	52-16A-33,00 CO

WHEREAS, by Deed of Trust dated May 29, 2003, of record as Instrument No. 20030623-0086056, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Alvin R. Goins, an individual, conveyed the real property described on attached Exhibit A, which is incorporated herein by reference, together with the other property described in the Deed of Trust (collectively the "Property") to George R. Woods, Trustee ("Trustee"), to secure payment of the indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, by Appointment of Successor Trustee dated May 28, 2010, of record as Instrument No. 20100601-0041761, said Register's Office, Valerie M. Webb was appointed Successor Trustee under the Deed of Trust (the "Successor Trustee"); and

WHEREAS, default occurred under the terms and conditions of the Deed of Trust; and

WHEREAS, at the request of the lawful owner and holder of the Indebtedness, the Successor Trustee gave notice of the time and place of a sale of the Property, all in accordance with the Deed of Trust and the laws of the State of Tennessee, by publishing a notice of sale in The Tennessean – Davidson A.M., a newspaper published in Davidson County, Tennessee, said notice being first published on June 11, 2010, and thereafter published on June 18, 2010, and June 25, 2010, with said notice advertising the sale of the Property to be held on July 6, 2010, at 10:30 a.m.; and

WHEREAS, on July 6, 2010, at 10:30 a.m. at the Davidson County Register of Deeds main entrance to the Bridgestone Arena, 501 Broadway, Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the Property was offered for sale in the manner provided in said notice and in the Deed of Trust, and the Successor Trustee received a bid of Thirty Five Thousand and No/100ths Dollars ($35,000), which bid was the last, highest and best bid, and payment has been made by credit upon the Indebtedness, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the foregoing and of the sum bid and paid as provided herein, I, Valerie M. Webb, Successor Trustee, hereby bargain, sell, transfer and

convey the Property unto Try Properties, L.P., a Tennessee limited partnership, and its successors and assigns ("Grantee");

TO HAVE AND TO HOLD the Property, together with the estate, title and interest of Successor Trustee therein and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple forever, free from the right of redemption (statutory or otherwise), the equity of redemption, homestead, dower, elective or distributive share, any right of appraisement or valuation and all other rights and exemptions of the grantor of the Deed of Trust, all of which were expressly waived therein, and subject only to liens, easements, encumbrances, liens for property and other taxes, rights of redemption of taxing entities and other matters that are prior in right to the lien and security title of the Deed of Trust. Without limiting the foregoing, the Property is or may be subject to:

(1) Taxes and assessments for the year 2009, currently delinquent, and subsequent years.

(2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NEELY'S BEND CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 200, Register's Office for Davidson County, Tennessee.

(3) Terms and provisions of By-Laws recorded in Book 5483, Page 86 (By-Laws Page 124), amended at Instrument Nos. 20020705-0080848 and 20040527-0062519, said Register's Office.

(4) Charter recorded in Book 5476, Page 765 and Book 5483, Page 141, said Register's Office.

(5) Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporates by references into the Master Deed establishing NEELY'S BEND CONDOMINIUM of record in Book 5483, Page 86, said Register's Office ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

(6) Building Regulations recorded in Book 8277, Page 314, said Register's Office.

This is improved property known as 1301 Neely's Bend Road, Madison, Tennessee 37115.

I, Valerie M. Webb, Successor Trustee, hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Successor Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the Property against the claims of all persons claiming by, through or under me as such Successor Trustee, but no further or otherwise.

WITNESS my hand as Successor Trustee on this 7th day of July, 2010.

Valerie M. Webb, Successor Trustee

STATE OF Tennessee)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $35,000.

Affiant

Sworn to and subscribed before me this 7 day of July, 2010.

Notary Public

My commission Expires:

5.26.13

TIMOTHY W. CHOWNING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF Tennessee)
)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Valerie M. Webb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7 day of July, 2010.

Timothy W. Chowning
Notary Public

TIMOTHY W. CHOWNING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My commission Expires:

5.26.13

EXHIBIT A

Land in Davidson County, Tennessee, being Apartment Unit No. D-33 of Neely's Bend Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by 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 for Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominiums of record in Book 5200, page 200, said Register's Office for a more complete identification and description of each Unit.

Being the same property conveyed to Alvin R. Goins by Warranty Deed from S.B. Properties, LP now named Try Properties, LP with the Tennessee Secretary of State, recorded on the 23rd day of June, 2003 in Instrument No. 20030623-0086054, in the Register's Office of Davidson County, Tennessee.

Affidavit

I, Bartlett C. Arnold , do hereby make oath that I am 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.

Signature

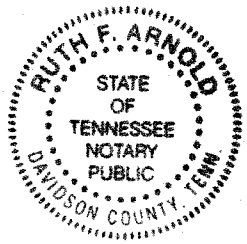
State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold, a notary public for this county and state, Bartlett C. Arnold, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary signature

Notary Seal:



My Commission Expires AUG. 23, 2011