2613

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Pagoda Condominium Association, Inc. 2409 Cruzen Street Nashville, TN 37211	NEW OWNER	Map 133-15-OA Parcel 63.00 CO

This instrument prepared by: Robert J. Notestine III, Attorney at Law
109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20110026386 DEEDTRS
Recvd: 05/04/11 11:03 5 pgs
Fees:28.00 Taxes:28.68
20110504-0034150

SUCCESSOR TRUSTEE'S DEED

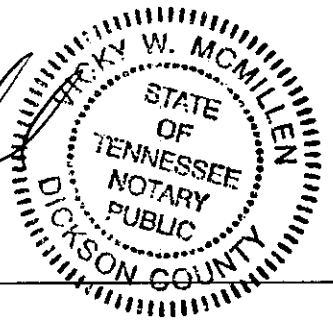
This indenture made the 14th day of April, 2010, by and between Robert J. Notestine III, Successor Trustee (party of the first part) and the Pagoda Condominium Association, Inc., A Tennessee Nonprofit Corporation, party(ies) of the second part.

WITNESSETH:

WHEREAS, on the 10th day of February, 2003, pursuant to the Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, title to the below described real property was conveyed to a Trustee on behalf of Pagoda Condominium Association, Inc. as follows:

> Unit K-5,on the Plan of of Pagoda Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same Property conveyed to Neil Flit by deed from Rosemary Lys, of record in Instrument No. 20030212-0019201, Register's Office for Davidson County, Tennessee.
>
> This is improved real property commonly known as 320 Welch Road, Unit K-5, Nashville, Tennessee 37211.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $7,750.00.
(
(
(Affiant
(
(Subscribed and sworn to before me
(this 14th day of April, 2011.
(
(
(Notary Public
(My Commission Expires: 1-24-15
(



AND WHEREAS, the conveyance of title created therein was for the purpose of securing certain fees and/or assessments owed to the Pagoda Condominium Association, Inc.

AND WHEREAS, Robert J. Notestine III was appointed as Successor Trustee by the Appointment of Successor Trustee of record in Instrument 20110114-0004142, Register's Office for Davidson County, Tennessee; and

AND WHEREAS, on the 14th day of April, 2011, at10:00 o'clock a.m. at the south entrance of the Historic Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Master Deed and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of Seven Thousand Seven Hundred Fifty Dollars ($7,750.00), the party of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Master Deed.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and

paid, the party of the first part hereto, Robert J. Notestine III, Successor Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, the Pagoda Condominium Association, Inc., the unit or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Successor Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party(ies) of the second part, their heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise. This sale is subject to paid real property taxes, and the deed of trust of Accredited Home Lenders, Inc. Evidence of Notice of this Sale to the Internal Revenue Service is attached as Exhibit A to this Deed.

WITNESSETH the hand of the first party, the date and year first written.

ROBERT J. NOTESTINE III
Successor Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Successor Trustee, 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 14th day of April, 2011.

Notary Public

My Commission Expires: 1-24-15

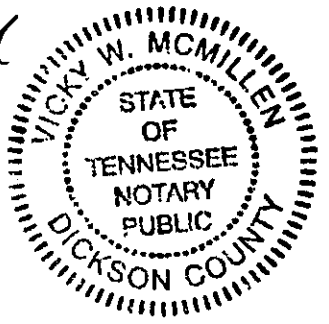


EXHIBIT A

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

February 9, 2011

Law Offices of Robert J. Notestine III
109 Kenner Avenue, Suite 201
Nashville, TN 37205

Dear Mr. Notestine:

This is to acknowledge receipt of your correspondence dated January 25, 2011 regarding Neil R. Flit, 320 Welch Road Unit K-5, Nashville, TN 37211, TIN xxx-xx-1005. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact LaSonia Kimes, badge number 1000342229, telephone number, (615)250-5647, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

L Dunn

Leticia Dunn
Technical Services Group Manager

Enclosure