PROPERTY TAX INFORMATION:

OWNER: LILLIAN SALDARREAGA
1507 Cyprus Dr
Murfreesboro, TN 37130

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

SEND TAX BILLS TO: Same

Map/Group & Parcel: 133160A04900CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust executed by Suhail K. Folad and as Trustee, to David W. Kious, Trustee, recorded in Record Book 11719, Page 420, and modified and assumption to MP Development, LLC of record in Instrument No. 20090114-0003448, subsequently Assigned to Deborah L. Schubert of record in Instrument No. 20110121-0006007. Appointed Jack Gritton as Substitute Trustee by record in Instrument No. 20080305-0022019 all in the Register's Office of Davidson County, Tennessee, the holder of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid; and

WHEREAS, the undersigned being directed so to do by the holder of said debt, advertised said property for sale for a period of twenty one (21) days by publication duly and regularly made in a newspaper in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms set forth in said advertisement, that is at 10:01 a.m. on the 6th day of April, 2010, at the South Main Door Entrance at the Davidson County Courthouse, Davidson County, Tennessee to offer the hereinafter described property for sale to the highest and best bidder for cash, and free from all homestead exemption and equitable and statutory redemption and whereupon LILLIAN SALDARREAGA, became the highest, best and last bidder thereon at the bid and sum of SIXTEEN THOUSAND ($16,000.00) DOLLARS and No/100and thereupon was declared to be the purchaser of said property at said amount.

NOW, THEREFORE, in consideration of the premises and the sum of ZERO and No/100($0.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **JACK GRITTON, TRUSTEE**, has bargained and sold and does hereby transfer and convey to **LILLIAN SALDARREAGA,** her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

Property located in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Unit E-15 of Barcelona Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deeds of record in Book 6400, Page 801, 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-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of record in Book 6400, page 839, said Register's Office for a more complete identification and description of such Unit.

BILL GARRETT, Davidson County
Trans:T20110032409 DEEDTRS
Recvd: 06/01/11 11:01 3 pgs
Fees:18.00 Taxes:59.20
20110601-0041677

BEING the same property conveyed to MP DEVELOPMENT, LLC by Deed form SUHAIL K. FOLAD, by deed of record in Book 20051229, page 0156227, of the public Register of Deeds Office for DAVIDSON County, Tennessee. Further being the same property conveyed to SUHAIL K. FOLAD by Deed form VON PHONXAYA and wife, KEEOW PHONXAYA, by deed of record in Book 11719, page 417, of the public Register of Deeds Office for Davidson County, Tennessee.

The street address of the above described property is believed to be Units E15 270 Tampa Drive, Nashville, Tennessee 37211, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust; but the undersigned conveys as Trustee only and is not bound personally upon any of the covenants or warranties. **This Deed is specify subject to a first priority mortgage in favor of Barcelona Associated, dated December 31, 1984 of records in Deed Book 6467, Page 471 in the Register's Office for Davidson County, Tennessee.**

Said sale was made for the purpose of satisfying said indebtedness, and was subject to any and all unpaid taxes.

IN WITNESS, WHEREOF, this instrument is executed this the 13th day of May, 2011.

Jack Gritton, Trustee

STATE OF TENNESSEE)
Ss.
COUNTY OF RUTHERFORD)

On this the 13th day of May, 2011, before me personally appeared Jack Gritton, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing Trustee's acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro on the 13th day of May, 2011.

KRISTIN L. BROWN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Notary Public

My commission expires:03-10-15

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $16,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this 13th day of May, 2011.

NOTARY PUBLIC
My Commission Expires:03-10-15

KRISTIN L. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY