This Instrument was prepared by:

Martin C. Giner, Attorney
326 Washington Square
222 2nd Avenue North
Nashville, TN 37201
(615) 259-9222

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

Address of New Owner as Follows	Send Tax Bill To	Map/Parcel Nos.
Barbara Wade 4348 Beekman Drive Nashville, TN 37215	Barbara Wade 4348 Beekman Drive Nashville, TN 37215	Map 22 Parcel 83

WHEREAS, on the 2nd day of November, 1985, Roy Medley and wife, Cindy Medley conveyed to Wm. G. Wilkerson, Trustee, the property herein described by Installment Deed recorded in the Register's Office for Davidson County, Tennessee on Book 6702, Page 544, for the purposes set forth in said Installment Deed and corrected by instrument of record at Book 6810, Page 809, in said Register's Office.

WHEREAS, the Trustee named in the above mentioned Deed has refused or is unable to execute said trust, and James I. Caldwell, III and Barbara K. Wade, Executrix of the Estate of David R. Wade, III, the true and lawful owners of the note secured thereby, have appointed Martin C. Giner as Substitute Trustee in accordance with the terms of said Installment Deed by instrument of record in Book 8996, Page 890; and

WHEREAS, default having been made in the terms, conditions, provisions, and payments made and provided for in said instrument and the entire balance of the indebtedness having been declared due and payable as made and provided for in said Installment Deed; and

WHEREAS, James I. Caldwell, III and Barbara K. Wade, as Executrix for the Estate of David R. Wade, III as the true and lawful owners of the note secured by said Instrument have advised Martin C. Giner of the default in the terms of the Installment Deed; and

WHEREAS, the said Martin C. Giner, Substitute Trustee, did advertise, in accordance with the provisions of said Installment Deed to sell said property at the front door of the Metropolitan

Courthouse in Nashville, Davidson County, Tennessee, on the 10th day of September, 1993, at 12:00 noon Central Daylight Time; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Martin C. Giner, Substitute Trustee, offered the property herein described for sale at public outcry and sold said property to James I. Caldwell, III and the Estate of David R. Wade, III for the sum of Twenty Two Thousand One Hundred Fifty One Dollars and Eighteen Cents ($22,151.18) which was the highest, best and last bid received.

NOW THEREFORE, in his capacity as Substitute Trustee and not otherwise and in consideration of the sum of Twenty Two Thousand One Hundred Fifty One Dollars and Eighteen Cents ($22,151.18), Martin C. Giner, Substitute Trustee, does hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said James I. Caldwell and the Estate of David R. Wade, III (hereinafter referred to as "Grantees"), their successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

> BEGINNING at a point in the centerline of a 50 foot easement known as Denby Hill Road, the same being the northwest corner of a 10 acre tract of land conveyed to Whitaker and Hudson by Deed of record in Book 6523, Page 670, Register's Office for Davidson County, Tennessee; thence with the centerline of said road, Whitaker and Hudson's north line, North 87 degrees 57' 15" East 84.29 feet; North 64 degrees 02' 17" East 207.72 feet; North 62 degrees 06' 35" East 140.72 feet; North 67 degrees 39' 30" East 196.93 feet; North 34 degrees 11' 40" East 145.97 feet; and North 16 degrees 51' 09" East 176.17 feet thence with Whitaker and Hudson's easterly line, South 45 degrees 27' 04" East 178.35 feet to a point; thence a new line, North 02 degrees 28' 08" East crossing said road 663.19 feet to an iron pin in Duffey's south line; thence with Duffey's south line, North 88 degrees 45' 26" West 339.64 feet to a point in Ellis Jakes' west line; thence with Jakes' west line, South 2 degrees 28' 08" West 581.93 feet to an iron pin, Jakes' southeast corner; thence with Jakes' south line, North 87 degrees 26' 16" West 468.06 feet to an iron pin; thence a new line, South 3 degrees 50' 04" West 509.47 feet to the beginning, containing 10.00 acres, more or less.
>
> BEING a part of the property conveyed to Roy Ewell Medley and wife, Cindy L. Medley, by Deed from David R. Wade, III and James I. Caldwell, III, of record in Book 6702, Page 544, and Book 6810, Page 809, Register's Office for Davidson County, Tennessee.
>
> The street address of the property is 3716 Bear Hollow Road, Joelton, Tennessee 37088.

To have and to hold said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees,

their heirs, successors, and assigns forever as the undersigned in his capacity as Substitute Trustee and not otherwise, has the power to convey the same, but subject to any and all unpaid taxes plus interest and penalty, if any.

And I do further transfer, assign and convey unto the said Grantees all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it I can or should do, but I convey assign, and transfer as Substitute Trustee and not any further or otherwise.

The United States claims a lien against the Property pursuant to 28 U.S.C. § 6321 as set forth in that Notice of Federal Tax Lien of record in Book 8467, Page 83, 84, 85, and 86, Register's Office for Davidson County, Tennessee. The Notice required by 28 U.S.C. § 7425(b) has been timely given in order for the Property not to be subject to such lien or claim of lien. A copy of the Notice provided to the United States and the response, if any, is attached hereto as Exhibit "1". The Property is subject to the right of the United States to redeem the Property as more fully set forth in 28 U.S.C. § 7425(d)(1).

WITNESS my hand this 10th day of September, 1993.

MARTIN C. GINER #12088

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 Martin C. Giner, Substitute Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand in Nashville, Davidson County, Tennessee, on this 10th day of September, 1993.

NOTARY PUBLIC

My Commission expires:

9/22/96

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $22,151.18.

AFFIANT

Sworn to and subscribed before me this 10th day of September, 1993.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission expires:

9/21/96

wadesub

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-9585
Date:
August 20, 1993

MARTIN C GINGER
GINGER AND WOOD ATTORNEYS
326 WASHINGTON SQ, 222 2ND AVE N
NASHVILLE TN 37201

BOOK 9077 PAGE 416

Re: Notice of Sale
Taxpayer: MEDLEY, ROY & CINDY D.
Property Address 3716 BEAR HOLLOW RD
JOELTON, TN 37080

Dear Mr. Ginger:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated August 13, 1993 was filed on time and contains all of the required information.

If the property is sold for more than the total of the liens that are senior to the Federal tax lien, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT
1

District Director
Internal Revenue Service
801 Broadway
Nashville, TN 37203

Attention: Chief Special Procedures Staff
NOTICE OF NON-JUDICIAL SALE OF REAL PROPERTY AND APPLICATION FOR CONSENT TO SELL PROPERTY FREE FROM FEDERAL TAX LIEN

The following is a Notice of Non-Judicial Sale of Real Estate Property and Application for Consent to Sell Free From Federal Tax Lien under Section 7425 of the Internal Revenue Code (IRC). The information below is furnished in Regulations and Treasury Publications 786.

1. Name and address of person submitting the Notice

Barbara Wade
Executrix of the Estate of David R. Wade, III and
James I. Caldwell, III
c/o Martin C. Giner, Attorney at Law
222 Second Avenue North
Suite 326
Nashville, TN 37201

2. Name and address of taxpayer against whom the lien was filed:

Roy E. & Cindy D. Medley
3716 Bear Hollow Road
Joelton, TN 37080-8907

3. Description of property:

This property is located at 3716 Bear Hollow Road, Joelton, TN 37088. See Exhibit "A" attached hereto and incorporated herein by reference for the legal description to this property.

4. Attach a copy of each notice of Federal tax lien:

See Exhibit "B" attached hereto and incorporated herein by reference.

5. The date, time, place and terms of the sale of the property:

The property will be sold at the south door of the Davidson County, Tennessee Courthouse for cash to the highest bidder. The sale will take place on July 30, 1993 at 12:00 noon Central Daylight Time. See Notice of Substitute Trustee's Sale Exhibit "C" attached hereto and incorporated herein by reference.

6. Encumbrances believed to have priority over the Federal tax lien:

A. Installment Deed in the principal amount of $21,500.00 and Deed of Correction attached as Exhibit "D".
B. Deed of Trust in the principal amount of $77,880.00 attached hereto as Exhibit "E".

7. Approximate amount chargeable against sale proceeds:

The approximate amount of principal amount owed the undersigned creditors is $20,234.08. The following expenses are chargeable against the sale proceeds.

Legal Advertising	$ 360.00
Estimated recording	40.00
Attorney fees	972.36
Taxes	194.74
Appraisal	350.00
TOTAL	**$1,917.10**

EXHIBIT
1

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

8. Name, address and telephone number of representative:

Martin C. Giner
Attorney at Law
222 2nd Avenue North
Suite 326
Nashville, TN 37201
(615) 259-9222

Under penalties of perjury, we declare that we have examined this application, including any accompanying schedules, exhibits, affidavits, and statements, and to the best of our knowledge and belief, it is true, correct and complete.

Barbara C Wade

BARBARA WADE, Executrix of the
Estate of David R. Wade, III

James I. Caldwell

JAMES I. CALDWELL

wadetax1

EXHIBIT

1

District Director
Internal Revenue Service
801 Broadway
Nashville, TN 37203

BOOK 9077 PAGE 419

Attention: Chief Special Procedures Staff
REFERENCE NO. [redacted]-9585

AMENDMENT TO

NOTICE OF NON-JUDICIAL SALE OF REAL PROPERTY AND APPLICATION FOR NOTICE OF NON-JUDICIAL SALE OF REAL PROPERTY AND APPLICATION FOR CONSENT TO SELL PROPERTY FREE FROM FEDERAL TAX LIEN

The undersigned hereby amends the above-referenced Notice as follows:

4. Attach a copy of each Federal tax lien:

The Federal Tax lien record in Book 8467, Page 83, 84, 85 and 86, Register's Office for Davidson County, Tennessee are attached hereto as Exhibit "B" and incorporated herein by reference.

5. The date, time, place and terms of the sale of the property:

The property will be sold at the south door of the Davidson County, Tennessee Courthouse for cash to the highest bidder. The sale will take place on September 10, 1993 at 12:00 noon Central Daylight Time. See Notice of Substitute Trustee's Sale Exhibit "C" attached hereto and incorporated herein by reference.

Except as specifically amended herein, the Notice heretofore given to the Internal Revenue Service shall remain in full force and effect as submitted.

Under penalties of perjury, we declare that we have examined this application, including any accompanying schedules, exhibits, affidavits, and statements, and to the best of our knowledge and belief, it is true, correct and complete.

Barbara Wade
BARBARA WADE, Executrix of the
Estate of David R. Wade, III

James I. Caldwell
JAMES I. CALDWELL

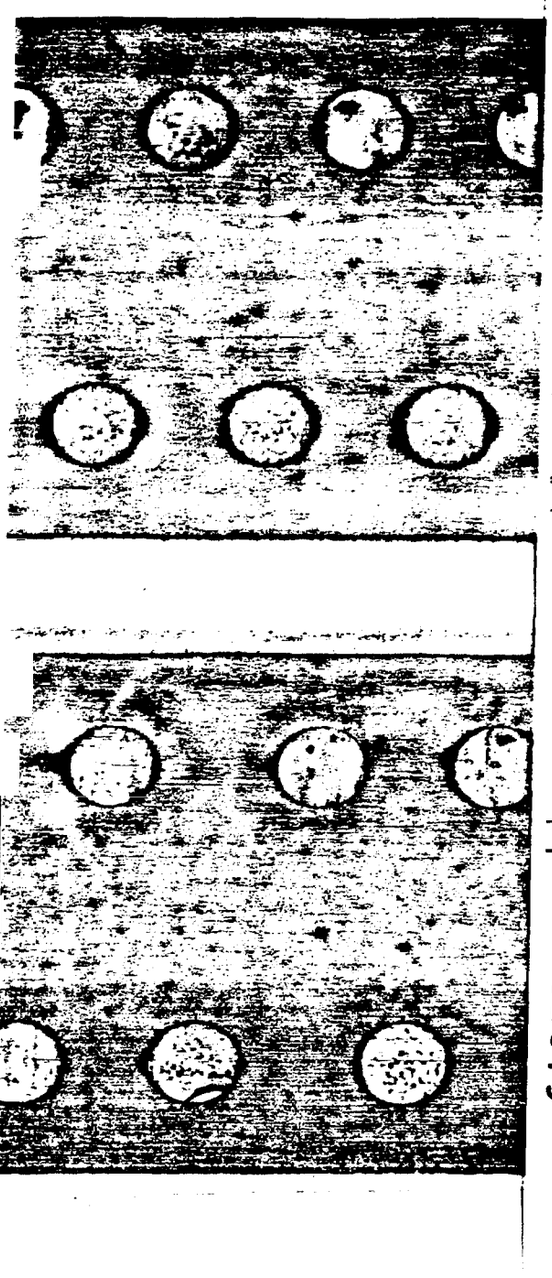
wadetax1

61852
IDENTIF. # REFERENCE

93 SEP 10 PM 3:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4199 09/10 0101 03CHECK 115.14

EXHIBIT
1



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9077 PAGE 420

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 22151.18
				CON TX 82.14
				PRFEE 1.00
				WDEED 32.00
				TOTAL 115.14
				CHECK 115.14

09/10/93 . 01 15:04 0001 4199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61852
IDENTIF. ↑ REFERENCE

93 SEP 10 PM 3:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 696641