BOOK 11366 PG. 865

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Robert N. Dutton 111 Rusty Lane Hendersonville, NC 28791	NEW OWNER	Map 25-11 Parcel 2.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law
104 Woodmont Boulevard., Suite 115, Nashville, Tennessee 37205

TRUSTEE'S DEED

This indenture made the 18th day of February, 1999, by and between Robert J. Notestine III, Trustee (party of the first part) and Robert N. Dutton, party(ies) of the second part.

WITNESSETH:

WHEREAS, on the 1st day of February, 1994, Robert Machurek and wife, Elizabeth Machurek, did duly execute to Robert J. Notestine, Trustee, a certain Deed of Trust which was duly registered in the Register's Office for Davidson County, Tennessee, in Book 9245, Page 145, whereby was conveyed a parcel of property which is described in the Deed of Trust as follows:

> Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Ranchwood Estate, Section III, Goodlettsville, Tennessee, and of record in Plat Book 3300, Page 59, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 69 fronts 105 feet on the southerly side of Rosehill Drive and runs back between lines 405.73 feet on the easterly line and 354.23 feet on the westerly line to a broken line in the rear upon which it measures 117.06 feet thereon.
>
> Being described Parcel "A" not an individual building site on Ranchwood Estates, Section III.
>
> Said Parcel "A" fronts 115.95 feet on the southerly side of Rosehill Drive and runs back between line 354.23 feet on the easterly line and 262.69 feet on the westerly line to a dead line in the rear upon which it measures 258.16 feet thereon.

Being the same property conveyed to Robert Machurek and wife, Elizabeth Machurek, by Warranty Deed from James Lackey and Joyce E. Lackey of record in Book 9245, Page 142 Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 426 Rosehill Drive, Goodlettsville, Tennessee 37072.

99 MAR -4 AM 9:04
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

05561 92

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $ 105,000.00 .
(
(
(
(
(Subscribed and sworn to before me
(this 18 day of February, 1999.
(
(
(
(My Commission Expires: 1-25-2003
(

Affiant

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

AND WHEREAS, the said Deed of Trust Deed was for the purpose of securing a certain indebtedness of Ninety Nine Thousand Nine Hundred Dollars ($99,900.00), as evidenced by an Note dated February 1, 1994, in the amount of Ninety Nine Thousand Nine Hundred Dollars ($99,900.00).

AND WHEREAS, default was made, and thereupon at the request of the beneficiary of said trust, the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: THE NASHVILLE RECORD giving the time and place and terms of sale:

AND WHEREAS, on the 18th day of February, 1999, at 10:00 o'clock a.m. in the first floor lobby of the Davidson County Courthouse in Nashville, Tennessee as 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 Deed of Trust 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 One Hundred Fiveand 00/100 Dollars ($ 105,000.00), the party(ies) of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

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, Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, Robert M. Dutton IV the parcel 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 Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said parties 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.

Further, the conveyance is subject to the right of redemption of the Internal Revenue Service pursuant to U.S.C. Sub. Sec. 7425(d)(1). The Internal Revenue Serve has received adequate notice of said sale. A copy of the response received from the Internal Revenue Service is attached as Exhibit A to this Trustee's Deed. Liens filed by the Internal Revenue Service are of record in Book 9350, Page 757, Book 9335, Page 150, Book 9342, Page 589, Register's Office for Davidson County, Tennessee.

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

ROBERT J. NOTESTINE III
Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, 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 18th day of February, 1999.

Notary Public

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

REPORT OF SALE

Robert Gordon Machurek
425 Rosehill Drive
Goodlettsville,TN 37072
33-0437983

Date Sale Held: ~~February 18, 1999~~ Sale Price: $ 105,000

Purchaser's Name and Address: Robert Dutton (the noteholder)
111 Rusty Lane, Hendersonville, NC 28791

Payoff Amount of Foreclosing Instrument: $ 103,000

Detail Expenses Charged to the Sale: Attorneys fee $ 1320.00
Advertising fees $249.00 Recording fees $ 385.00 Certified Mail
mail and copy fees $ 46.00

Will you seek a Deficiency Judgment? YES NO

Amount of Judgment Obtainable: 0

Judgment Recording Place: n/a

Volume: n/a Page: n/a

March 3, 1999
Date

Signature

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

Exhibit A

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway, MDP 53
Nashville, TN 37203

Robert J. Notestine III
Attorney at Law
Woodmont Center, Suite 115
104 Woodmont Boulevard
Nashville, TN 37206

Person to Contact:
P. Jackson
Telephone Number:
(615) 250-5749
Refer Reply to:
33-0437985
Date:
January 25, 1999

RE: Notice of Nonjudicial Sale

BOOK 11366 PG. 869

Taxpayer : Robert Gordon
Property 425 Rosehill Drive, Goodlettsville, TN 37072

Dear Mr. Notestine:

This is to acknowledge receipt of your correspondence dated January 14, 1999, regarding the above named taxpayer. Your notice is considered adequate for a nonjudicial sale under the provisions Section 7425(c) 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 in the heading of this letter.

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 us. If the sale is canceled, please provide a brief explanation as to the reason.

Thank you for your cooperation.

Sincerely,

62-09322

Gary A. Eaton
Chief, Advisory Section

Enclosure

3412 03/04 0101 03CHECK 411.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11366 PG. 870

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0556192

IDENTIF. & REFERENCE

99 MAR -4 AM 9:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	105000.00
CON TX	388.50
PRFEE	1.00
MISC	20.00
CFEE	2.00
TOTAL	411.50
CHECK	411.50

03/04/99 01 09:02 0001 3412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432590