This instrument was prepared by:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

Davidson County DEEDTRS
Recvd: 06/12/02 14:34 2pgs
Fees:13.00 Taxes:287.68
20020612-0071772

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $77,750.00

Affiant

Subscribed and sworn to before me on this 6th day of June, 2002.

Notary Public

HELEN F. CUNNING NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

My Comm. Expires: 02-22-2005

Address New Owner As Follows:	**Send Tax Bills To:**	**Map/Parcel:**
E. A. Sircy, Jr.	**E. A. Sircy, Jr.**	**033-16-0-199**
P.O. Box 192	**P.O. Box 192**	
Madison TN 37116	**Madison TN 37116**	

TRUSTEE'S DEED

WHEREAS, **ALBERT LAWRENCE LEWIS**, by Deed of Trust (the "***Deed of Trust***") dated December 28, 2000, of record as Instrument No. 20010102-0000188, Register's Office for Davidson County, Tennessee, conveyed to **RONALD B. BUCHANAN, Trustee**, the hereinafter described real property to secure the payment of a certain Promissory Note (the "***Note***") described in the Deed of Trust, which Note was payable to **E. A. SIRCY, JR.**; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the *The Nashville Record* on May 16, May 23 and May 30, 2002; and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at 12:00 noon on June 6, 2002, and E. A. SIRCY, JR. (hereinafter "*Grantee*") being the highest and best bidder thereof, became the purchaser of said property for an offset of *Seventy-Seven Thousand Seven Hundred Fifty & No/100 Dollars ($77,750.00)* against the indebtedness owing to him by Albert Lawrence Lewis.

NOW, THEREFORE, RONALD B. BUCHANAN, in his capacity as Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the

receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, E. A. SIRCY, JR., his heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 177-A, Zone Lot Division of all lots of Phase One of Cedar Bluff Subdivision of record in Plat Book 6250, Page 836 and 837, amending Plat Book 5200, Page 610, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Albert Lawrence Lewis by deed from E. A. Sircy, Jr. of record as Instrument No. 20010102-0000187, in the Register's Office for Davidson County, Tennessee; and further conveyed by Albert Lawrence Lewis by Deed of Trust to Ronald B. Buchanan, Trustee, as Instrument No. 20010102-0000188, said Register's Office.

This is improved property known as 501 Macfie Court, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same. RONALD B. BUCHANAN, as Trustee, and not otherwise, warrants the title to said property to the Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 6th day of June, 2002.

Ronald B. Buchanan Trustee

RONALD B. BUCHANAN, *Trustee*

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 6th day of June, 2002.

NOTARY PUBLIC

My Comm. Expires: 08-22-2005

HELEN C SCHENNING NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

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