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

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

Ronald B. Buchanan
Affiant

Subscribed and sworn to before me on this 16th day of October, 2002.

Kay Miller
Notary Public

My Comm. Expires: 7-24-04

Davidson County DEEDTRS
Recvd: 10/18/02 16:02 2pgs
Fees:13.00 Taxes:159.10
20021018-0128491

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel:
E. A. Sircy, Jr.	**E. A. Sircy, Jr.**	**Map 43-10-0-A**
P.O. Box 192	**P.O. Box 192**	**Group 8**
Madison TN 37116	**Madison TN 37116**	**Parcel ~~32A~~ 38.00 CO**

TRUSTEE'S DEED

WHEREAS, **RICHARD M. BENTON and wife, GLENDA G. BENTON**, by Deed of Trust (the "***Deed of Trust***") dated July 19, 2000, of record as Instrument No. 200007240072456, 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 **ERNEST 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 September 26, October 3 and October 10, 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 October 16, 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 *Forty-Three Thousand & No/100 Dollars ($43,000.00)* against the indebtedness owing to him by Richard M. Benton and wife, Glenda G. Benton.

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:

> Condominium Unit B-28 (B-300) Madison Park Condominiums as referenced and more particularly described on the Plat of Madison Park Condominiums of record in Book 5200, Page 179-182, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Richard M. Benton and wife, Glenda G. Benton, by deed from Ernest A. Sircy, Jr. dated July 19, 2000, and filed for record as Instrument No. 200007240072455, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 555 N. Dupont, Unit B-28, 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 16th day of October, 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 16th day of October, 2002.

Karen Mercer

NOTARY PUBLIC

My Comm. Expires: 7-21-04

NOTARY PUBLIC SUMNER COUNTY

Worddocs\realprop\sircy.benton.trustee.deed