This instrument prepared by:
Roy C. DeSha, Jr.
Attorney at Law
1106 Eighteenth Avenue South
Nashville, Tennessee 37212

Davidson County DEEDTRS
Recvd: 05/11/04 11:04 6pgs
Fees:33.00 Taxes:1110.00
20040511-0053726

Address New Owner:	Send Tax Bills To:	Map/Parcel
Richard W. Lanius 106 Jones Lane Goodlettsville, Tennessee 37072	Richard W. Lanius 106 Jones Lane Goodlettsville, Tennessee 37072	033-00-0 082.00 033-06-0044 033-06-0045

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated August 3, 2000 executed by Douglas W. Brown and wife Christy Brown, to R. Grattan Brown and Charles A. Neale, Trustee, and of record in Instrument No. 20000815-0080603, Register's Office for Davidson County, Tennessee, the said Douglas W. Brown and wife Christy Brown, conveyed to the said Trustee the there within described real property to secure the payment of the indebtedness described therein; and

WHEREAS, by appointment of Successor Trustee of record at Instrument No. 20040227-0022559, Register's Office for Davidson County, Tennessee, the lawful holder and owner of the above-described Deed of Trust appointed Roy C. DeSha, Jr. as Successor Trustee under said Deed of Trust; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Roy C. DeSha, Jr., Successor Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:30 AM on Thursday, April 1, 2004, at the front door of the Register of Deeds Office at Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of $300,000.00, cash, subject to prior liens and encumbrances, said offer and bid having been made by Richard W. Lanius;

NOW, THEREFORE, in consideration of said sum, I, Roy C. DeSha, Jr., Successor Trustee, have bargained and sold and by these presents do transfer and convey to the said Richard W. Lanius, his successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

TRACT 1:

Land in Davidson County, Tennessee, being Lot 2 on the Re-Subdivision of Lots 4 and 5 of the D.M. Moore's Land, as of record in Book 8250, page 696, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Doug Brown by deed of record in Book 10575, page 883, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot Nos. 7 and 8 on the Final Plat of Re-Subdivision of Lot 1 of the Re-Sub of Lots 4 and 5, D.M. Moore's Land, as of record in Book 11190, page 44, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Doug Brown by deed of record in Book 11489, page 27, Register's Office for Davidson County, Tennessee.

This is improved property with an address known as 1239 Dickerson Road, Nashville, Tennessee 37072.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard W. Lanius, his successors, heirs and assigns, forever.

The land described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1). Attached hereto, is a copy of the notice provided to the United States prior to the sale of this property and a copy of the written response of the United States.

This conveyance is made by me as Successor Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 14th day of April, 2004.

Roy C. DeSha, Jr., Successor Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy C. DeSha, Jr., Successor Trustee, the bargainor, 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 14th day of April, 2004.

Donna Koba

Notary Public

My Commission Expires: 11/24/07

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this 14th day of April, 2004.

Donna Koba

Notary Public

My Commission Expires: 11/24/07

ROY C. DESHA, JR.
LAW OFFICES

1106 Eighteenth Avenue South
Nashville, Tennessee 37212

Telephone (615) 369-9600
Facsimile (615) 369-9613
www.lawyers.com/desha

Roy C. DeSha, Jr.
Glen C. Watson, III

March 5, 2004

MAR 10 2004
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020932

CERTIFIED MAIL – RETURN RECEIPT

Chief, Special Procedures Staff
District Director of the Internal Revenue Service
801 Broadway
Nashville, Tennessee 37203

RE: Notice of Sale of Property Owned by Douglas W. Brown and Christy Brown
Social Security Number [redacted]-9946
EIN #62-1221332
Property Known as 1239 Dickerson Road, Nashville, Tennessee 37072

Dear Sir/Madam:

This firm represents Richard W. Lanius, who holds deeds of trust to secure debts on the above-referenced property and who is commencing a non-judicial foreclosure proceeding pursuant to the deeds of trust held by him. The purpose of this letter is to provide the notice of a non-judicial sale as required by Section 7425(c) of the Internal Revenue Code.

Copies of the notice of federal tax liens under Internal Revenue Laws and copies of the deeds of trust describing the property proposed to be sold at a non-judicial sale are enclosed herewith.

Also enclosed is a Notice of Successor Trustee Sale which also includes a description of the property affected by the sale, as well as the date, time, place and terms of the proposed sale of the property under the deeds of trust. The sale date and time is 11:30 a.m., on April 1, 2004.

The approximate amount of the principal obligation, including interest, secured by the deeds of trust sought to be enforced as of December 30, 2003 was $426,625.97 plus legal expenses and costs of sale of approximately $2,500.00.

A duplicate of this notice is enclosed herewith. Please indicate on the duplicate the date and time this notice was received by your office and return it to me in the enclosed self-addressed stamped envelope. If you require any further information, please advise.

Yours truly,

Roy C. DeSha, Jr.

RCD/dlk

Encs.

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

March 11, 2004

Roy C. DeSha, Jr.
1106 Eighteenth Avenue South
Nashville, Tennessee 37212

Dear Mr. DeSha:

This is to acknowledge receipt of your correspondence dated March 5, 2004 regarding Douglas W. & Christy C. Brown, 1239 Dickerson Road, Nashville, Tennessee 37072, TIN 409-94-9946/62-1221332. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986. **NOTE: The Notice of Federal Tax Lien filed on 08-03-01 in Book 200108030083319 is senior to the foreclosing instrument and will survive the sale.**

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 below.

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 the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact P. Jackson, badge number 62-09322, telephone number, (615)250-5749, fax to (615)250-5406, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

K. Scott Franks
Technical Services Group Manager

Enclosure

ROY C. DESHA, JR.
LAW OFFICES

1106 Eighteenth Avenue South
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Telephone (615) 369-9600
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Roy C. DeSha, Jr.
Glen C. Watson, III

April 6, 2004

Internal Revenue Service
Attention: P. Jackson
801 Broadway
MDP53
Nashville, Tennessee 37203

RE: Notice of Sale of Property Owned by Douglas W. Brown and Christy Brown
Social Security Number [redacted]-9946
EIN #62-1221332
Property Known as 1239 Dickerson Road, Nashville, Tennessee 37072

Dear P. Jackson:

Enclosed herewith is a report of sale for the property described thereon.

This property was sold pursuant to the power of sale under that Deed of Trust executed and recorded August 15, 2000, in the Register's Office of Davidson County, Tennessee. This Deed of Trust was recorded well prior to the Notice of Tax Lien filed August 3, 2001. Accordingly, I believe the statement in the letter from your office of March 11, 2004, acknowledging receipt of my Notice of Sale, is incorrect to the extent that it notes that tax lien is senior to the foreclosing instrument and will survive the sale.

Please call if you have any questions.

Yours truly,

Roy C. DeSha, Jr.

RCD:mas

Enclosures