Address of new owner:
Atlantic/Mini Storage #7B, LLC
4746 Spottswood Ave., #343
Memphis, Tennessee 38117

This instrument prepared by
J. Timothy Street
Attorney at Law
238 Public Square
Franklin, Tennessee 37064

Send Tax Bills to:
Atlantic/Mini Storage #7B, LLC
4746 Spottswood Ave., #343
Memphis, TN 38117

Davidson County DEEDTRS
Recvd: 12/22/04 15:35 8pgs
Fees:43.00 Taxes:501.35
20041222-0152500

Map 072-05-0 Parcel 015.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 6, 2002, of record at Instrument No. 20021209-0151148, Register's Office for Davidson County, Tennessee, Robert L. Holt, d/b/a 2nd Chance Furniture conveyed the real property hereinafter described to John T. Flaugher, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, J. Timothy Street having been appointed Successor Trustee by instrument dated the 18th day of November, 2004, and recorded at Instrument No. 20041118-138624, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Franklin National Bank, predecessor in interest to Fifth Third Bank, the lawful owner nd holder of said indebtedness, having declared all of the unpaid balance due and payable called upon the undersigned Successor Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described properties; and

WHEREAS, J. Timothy Street, Successor Trustee, did give notice of the time and place of sale by publication in the *Nashville Record*, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said

advertisement appearing in each of the issues of said newspaper on November 25th, December 2nd and December 9, 2004, respectively; and

WHEREAS, pursuant to the terms of said notice and Deed of Trust the undersigned, J. Timothy Street, Successor Trustee, on December 17, 2004, at 10:00 a.m. at the front door of the old Ben West Library, 225 Polk Ave., Nashville, Davidson County, Tennessee, did offer said property for sale at public outcry, to highest bidder for cash, and in bar of the equitable and statutory rights of redemption and homestead except for the right of redemption of the United States of America to redeem said property as provided in 26 U.S.C. § 7425(d)(1) by reason of a lien for taxes (including penalty and interest), claimed by the United States of America and filed at Instrument No. 20040414-0041695, Register's Office for Davidson County, Tennessee. The statutory notice required by 26 U.S.C. § 7425(b) along with the response is attached to this Trustee's Deed as Exhibit A; and

WHEREAS, at said sale Atlantic/Mini Storage #7B, LLC was represented and made a bid in the amount of One Hundred Thirty-Five Thousand Five Hundred 00/100 ($135,500.00) Dollars which has proven to be the highest and best bid.

NOW, THEREFORE, inconsideration of the premises, the undersigned, J. Timothy Street, as Successor Trustee, have bargained, sold and by these presents do transfer and convey unto Atlantic/Mini Storage #7B, LLC its successor and assigns, the property in Davidson County, Tennessee, to wit:

Tract 1:

Land in Davidson County, Tennessee, Being Lot No. 1 on the Map of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 front 65 feet on the northerly side of Trinity Lane, and runs back between parallel lines, 185 feet to a dead line.

Included in the above description, but excluded therefrom is that part of said property conveyed to State of Tennessee, by deed from J.J. or Jesse James Clark and wife, Barbara Vaughn Clark, of record in Book 4093, page 650, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the intersection of the center line of Pittway Drive and the center line of Trinity Lane; thence North 21 degrees 41 minutes West 58.1 feet to an iron pin located on the west right of way margin of Pittway Drive, to the point of beginning; thence South 17 degrees West 11.5 feet to an iron pin; thence with a line along the north margin of Trinity Lane South 89 degrees 24 minutes West 137.6 feet to an iron pin; thence North 8 degrees 40 minutes East 175.93 feet to an iron pin; thence South 89 degrees 10 minutes East 140 feet to an iron pin in the west margin Pittway Drive; thence with the margin of the same south 3 degrees 40 minutes West 161.5 feet to the point of beginning.

Being the same property conveyed to Robert L. Holt d/b/a 2nd Chance Furniture by deed from Gannett Satellite Information Network, Inc. of record as Instrument No. 20001019-0103645, Register's Office for Davidson County, Tennessee.

Street address: 707 East Trinity Lane
Nashville, Tennessee

This conveyance is made subject to the United States of America right of redemption as described above, unpaid taxes, restrictions, easements, and setback lines, and all other matters of public record including but not limited to the following:

1. Metropolitan Nashville Davidson County taxes for the year 2004 in the amount of $2,595.94, a lien not past due.
2. Metropolitan Nashville Davidson County taxes for the year 2003 in the amount of $2,946.39, through November 30, 2004.
3. Exception to Easement of record in the Office of the Register's Office for Davidson County, Tennessee at Instrument No. 20010405-0033220.

4. This property is encumbered by one lien or claim of lien filed by United States Internal Revenue Service in the Register's Office of Davidson County, Tennessee at Instrument No. 20040414-0041695. Notice of the Successor Trustee's foreclosure sale has been given to the Internal Revenue Service as provided for in 26 U.S.C. 7425(b). Sale of this property is subject to the redemption rights held by the United States Internal Revenue Service, as set out in 26 U.S.C. 7425 (d)(1).

TO HAVE AND TO HOLD, said tract of land together with all appurtenances, estate, title and interest thereunto belong to Atlantic/Mini Storage #7B, LLC, its successor and assigns, forever.

I, J. Timothy Street, as Successor Trustee, under said Deed of Trust of record in Instrument No. 20021209-0151148, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto Atlantic/Mini Storage # 7B, LLC, its successors and assigns, all of the right title and interest in and to said property vested in me in which I have a right to transfer, in as full and ample manner as I as Successor Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand as Successor Trustee this 22nd day of December, 2004.

J. Timothy Street, Successor Trustee

TRUSTEE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public, in and for said, State and County aforesaid, J. Timothy Street, Successor Trustee, the within named bargainor with whom I am personally acquainted, and who on the basis of satisfactory evidence and who acknowledged that he executed the written instrument for the purposes therein contained.

WITNESS my hand this 22 day of December, 2004.

NOTARY PUBLIC

SHERYL DYKEMA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

6/26/07
My Commission Expires

State of Tennessee)
County of Williamson)

The actual consideration of value of the property is One Hundred Thirty-Five Thousand Five Hundred 00/100 ($135,500.00) Dollars.

AFFIANT

Subscribed and sworn to before me this 22nd day of December, 2004.

NOTARY PUBLIC

SHERYL DYKEMA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

6/26/07
My Commission Expires

JOHNSTON & STREET, PLLC

Attorneys at Law
238 Public Square
Franklin, Tennessee 37064

E. COVINGTON JOHNSTON, JR.
J. TIMOTHY STREET

Telephone (615) 791-1819
791-7855
Fax (615) 791-1418

November 19, 2004

District Director
Internal Revenue Service
Attn: Chief Special Procedure Staff
P.O. Box 1107, MDP 31
Nashville, TN 37202

CERTIFIED MAIL//RETURN RECEIPT REQUESTED

Re: Notice of Non-Judicial Sale

Dear Sir:

In accordance with Section 7425(c)(1) of the Federal Tax Lien Act of 1996 (26 U.S.C.A. Section 7425(c)(1) and the regulations issued pursuant thereto, we hereby submit the following Notice of Non-Judicial sale.

Robert L. Holt the owner of indebtedness secured by a lien by Deed of Trust filed for record under instrument no. 20021209-0151148 in the Register's Office for Davidson County, Tennessee, as requested J. Timothy Street as Successor Trustee under the above mentioned Deed of Trust, to commence foreclosure proceedings under the power of self contained and said Deed of Trust, default having been made in the payment of the sum secured thereby. A copy of the Deed of Trust is enclosed for your reference.

1. This Notice of Sale is submitted by J. Timothy Street, Attorney, 238 Public Square, Franklin, TN 37064.
2. A copy of the Notice of Federal Tax Lien filed under instrument no. 20040414-0041695, in the foresaid Register's Office on April 14, 2004, and which effects the property to be sold, is attached hereto and made a part hereof.
3. The property to be sold is described as follows: See attached Exhibit A. Being known as 707 E. Trinity Lane, Nashville, TN 37207.
4. Sale will be held on December 14, 2004, commencing at 10:00 a.m. at the old Ben West Library Building located at 225 Polk Ave., downtown Nashville, TN 37203 at the entrance thereof.
5. Terms of sale: Cash.

EXHIBIT A

6. The approximate amount of the principal obligation is $115,359.00 together with accrued interest thereon from October 25, 2004, at the rate of 7.5 % per annum. Other expenses to be charged against the proceeds of sale pursuant to the terms and provisions of said Deed of Trust include advertisement, title examination, transfer taxes and recording fees, court costs and attorneys' fees.

A duplicate of this notice is enclosed, upon which we request that you acknowledge to the undersign receipt of this notice.

Very truly yours,

J. Timothy Street
Attorney at Law

RECEIPT of this Notice of Non-Judicial Sale acknowledged this _____ day of _____, 2004.

_____

JTS/sd
Enclosure

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

December 2, 2004

Johnston & Street, PLLC
238 Public Square
Franklin, Tennessee 37064

Dear Mr. Street:

This is to acknowledge receipt of your correspondence dated November 19, 2004 regarding Robert Lawrence Holt, 707 E. Trinity Lane, Nashville, Tennessee 37207, TIN 62-0998032. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 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 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,

J. Kyle Smith
Acting Technical Services Group Manager

Enclosure