This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427
30304680)

Davidson County DEEDTRS
Recvd: 04/27/05 16:06 3 pgs
Fees:18.00 Taxes:58.56
20050427-0047134

SUBSTITUTE TRUSTEE'S DEED

On the 18th day of June, 1997, **DEVON MCMILLIAN** executed a Deed of Trust to First American Title Insurance Company as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **Book 10525, Page 613** and Paul N. Royal of Shelby County, Tennessee was substituted in its place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in **Instrument No. 20050125-0009186.**

The property is known as 2706 Buchanan Street, Nashville, TN 37208 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Nashville Record newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on February 10, February 17, February 24, 2005. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, March 4, 2005 at twelve noon (12:00 noon) and at the place mentioned in the advertisement which was at 225 Polk Avenue (old Ben West Library Building) in downtown Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **RESCOMM HOLDINGS NO 2, LLC** for the sum of **$15,825.71**, which was the highest and best valid bid offered, and the purchaser, **RESCOMM HOLDINGS NO 2, LLC** , has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Paul N. Royal, Substitute Trustee, does hereby bargain, sells, and conveys unto the said **RESCOMM HOLDINGS NO 2, LLC** , the property above mentioned and now more fully described as follows:

BEING Lot No. 2 on the Plan of Cumberland Gardens as of record in Plat Book 2900, pages 3 and 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the property described by deed of record in Book 9782, Page 987 in the Register's Office for Davidson County, TN.

Parcel No. 081.06-0-172.00

The said Paul N. Royal, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

NOTICE: This sale and conveyance is subject to a Federal Tax Lien which was recorded in the Register's Office of Davidson County, Tennessee as Instrument No. 20041118-0138890. Notice of the Trustee's foreclosure sale has been given to the Internal Revenue Services as provided for in 26 § U.S.C. 7425 (b). Under the provisions of 26 § U.S.C. 7425 (d) (1), the United States has the right to pre-empt the purchaser for a period of 120 days. A copy of the notice sent and response received is attached as Exhibit "A".

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Paul N. Royal, Substitute Trustee, has hereunto set his hand this 4th day of March, 2005.

PAUL N. ROYAL, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 4th day of March, 2005, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

TATUM PARNELL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

My Commission Expires Feb 26, 2008

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, $15,825.71, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 4th day of March, 2005.

TATUM PARNELL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

My Commission Expires Feb 26, 2008

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as: 2706 Buchanan Street Nashville, TN 37208	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427
GRANTEE & Send Tax Notice to: **RESCOMM HOLDINGS NO 2, LLC** % United Mortgage & Loan Investment Corp. 6701 Carmel Road, Suite 400 Charlotte, NC 28226	

Crislip, Philip & Associates

Attorneys at Law

4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
Telephone (901) 525-2427
Facsimile (901) 255-9306

E-Mail: jbp@crislipphilip.com

John B. (Bucky) Philip
Paul N. Royal
James A. Crislip, Jr.

James A. Crislip (1926-1998)

Office Manager: Linda Stundahl

February 4, 2005

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7004 1160 0004 3951 9442

ATTN: P. JACKSON
INTERNAL REVENUE SERVICE
Rm 285 US Courthouse
801 Broadway STOP 53
Nashville, Tennessee 37203

RE: FORECLOSURE SALE
RESCOMM HOLDINGS NO. 2 LLC (United Mortgage & Loan Investment, LLC)
Devon McMillian
Liens recorded as Instrument Nos. 20041118-0139890

Dear Sir/Madam:

We are commencing foreclosure on real estate owned by Devon Mc Millian, 2706 Buchanan Street, Nashville, TN 37208, being more particularly described as follows:

See attached Exhibit "A"

We do not have an abstract but a foreclosure reference reveals Devon Mc Millian acquired the property by Warranty deed dated 8/30/95 and recorded in Book 9782, Page 987 in the Register's Office of Davidson County, Tennessee. A copy of said Instrument is enclosed.

The first mortgage of record in held by Century Mortgage Corp. in the original amount of 37,500.00 dated 08/30/95, and recorded in Book 9782, Page 990 in the Register's Office of Davidson County, Tennessee. The current balance is unknown.

The next mortgage of record in held by ResComm Holdings No. 2 LLC (United Mortgage & Loan Investment, LLC) in the original amount of $13,500.00 dated 06/18/97, and recorded in Book 10525, Page 613 in the Register's Office of Davidson County, Tennessee. The balance owed is set out below. **A copy of the Deed of Trust is enclosed.**

The next instrument of record is a mortgage held by Pacesetter Corporation dated 12/19/00 in the original amount of $4,573.20 in the Register's Office of Davidson County, Tennessee. The current balance is unknown.

The next instrument of record is a UCC-1 fixture filing held by Associates Financial Services Company of Tennessee, Inc. dated 10/02/95 filed in the Register's Office of Davidson County, Tennessee. The current balance is unknown.

The next instrument of record is a UCC-1 fixture filing held by American General Finance, Inc. dated 03/30/00 filed in the Register's Office of Davidson County, Tennessee. The current balance is unknown.

The next instrument of record is a UCC-1 fixture filing held by Washington Mutual Finance dated 05/31/00 filed in the Register's Office of Davidson County, Tennessee. The current balance is unknown.

The next instrument of record is a Federal Tax Lien. Internal Revenue Service The pertinent information is as follows:

Instrument No.	Date Filed	Serial No.	Identifying No.	Amount
20041118-0139890	11/18/04	199211904	[redacted]-8538	$31,343.73

This lien is filed against Devon C. McMillian.

We are enclosing two (2) copies of each Federal Tax Lien of record.

We do not have a current appraisal and the current value is unknown. Our client does not desire to venture an opinion.

The amount due our client is approximately $12,910.13 and is broken down as follows:

Balance	$11,290.13
Attorney's Fee & Trustee's Fee (Est.)	1,000.00
Publication (Approx.)	400.00
Foreclosure Reference	200.00
Miscellaneous	20.00

We are commencing to advertise and sale the above property for cash to the highest and best bidder at a trustee's foreclosure sale to be held on Friday, December 19, 2003 at 12:00 noon at 225 Polk Avenue (old Ben West Building) in downtown, Nashville, Tennessee.

The notice requirements of 26 U.S.C § 7425 (b) is being complied with.

We trust the foregoing complies with the requirements of 26 U.S.C. §7425 and the subsections thereof and that you will see your way clear to consent to the sale of this property free of the Federal Tax Lien.

Very truly yours,

PNR

Paul N. Royal
/tp
Enc.
G:\wp5\I.R.S TAX LIEN LETTERS\MCMILLIAN, DEVON SMLIC.wpt

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

February 10, 2005

Crislip, Philip & Associates
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117

Dear Mr. Royal:

This is to acknowledge receipt of your correspondence dated February 4, 2005 regarding Devon C. McMillian, 2706 Buchanan Street, Nashville, Tennessee 37208, TIN [redacted]8538. 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,

Gwannette Claybrook
Acting Technical Services Group Manager

Enclosure

[redacted]