This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY
3125 N. Mt. Juliet Road
P.O. Box 425
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Geraldine Brown
944 34th Avenue North
Nashville, Tennessee 37208

MORTGAGEE:
None

MAP and PARCEL:
071-16-0 322.00

Davidson County DEEDTRS
Recvd: 05/04/05 12:27 4 pgs
Fees:23.00 Taxes:136.90
20050504-0049946

TRUSTEE'S DEED

WHEREAS, under date of February 16, 2001, Kelly Holmes executed a certain Deed of Trust to Harold Reeves, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Instrument No. 20010220-0015433, Register's Office for Davidson County, Tennessee; and

WHEREAS, the owner and holder of the indebtedness secured by the aforesaid Deed of Trust appointed Dean Robinson as Successor Trustee with all the rights, powers, and privileges of the original Trustee in Instrument No. 20050329-0033985; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Successor Trustee, has been requested by E. Mark Turner, the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Successor Trustee did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of April 7, 2005; April 14, 2005; and April 21, 2005, of said newspaper, such sale having been advertised for Friday, April 29, 2005, commencing at 10:30 o'clock a.m. at the front door of the Register's Office for Davidson County, Tennessee, located in the Gaylord Entertainment Center at 501 Broadway, Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by Geraldine Brown, to wit: a bid of Thirty Seven Thousand and 00/100 ($37,000.00) Dollars, which bid was then and there accepted by the undersigned as Successor Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Dean Robinson as Successor Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto Geraldine Brown, the property advertised and sold as herein above recited, situated, lying, and being in Davidson County, Tennessee, and more particularly described as follows:

> Being Lot No. 33 on the Plan of Thornby Place, of record in Plan book 332, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Kelly Holmes by virtue of a deed from E. Mark Turner, of record in Instrument No. 20010220-0015432, Register's Office for Davidson County, Tennessee. Said property was subsequently conveyed to Be A Helping Hand Foundation by Quitclaim Deed of record in Instrument No. 200330616-0082542.
>
> This is improved property known as 829 West McKennie, Nashville, Tennessee 37206.

The undersigned Successor Trustee conveys the foregoing property to the said Geraldine Brown, subject to any and all unpaid taxes, statutory redemption rights, any other prior claims, liens,

easements, setback lines, and restrictions, and the rights of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1), and warrants same against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Successor Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

A copy of the written notice provided to the United States and a copy of the written response of the United States to the notice provided is attached hereto.

This the 4th day of May, 2005.

Dean Robinson, Successor Trustee
DEAN ROBINSON, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dean Robinson, Successor Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Trustee's Deed for the purposes therein contained.

Witness my hand and official seal this the 4th day of May, 2005, at Mt. Juliet, Tennessee.

Michael W. Ferrell
NOTARY PUBLIC

MICHAEL W. FERRELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/8/08

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration for this transfer, whichever is the greater, is **$37,000.00**.

Linda Brown
AFFIANT

Sworn to and subscribed before me
this the 4th day of May 2005.

Michael W. Ferrell
NOTARY PUBLIC

My Commission Expires: 8/8/08

MICHAEL W. FERRELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

DEAN ROBINSON
ATTORNEY AT LAW

3125 NORTH MT. JULIET ROAD
MT. JULIET, TENNESSEE 37122
PHONE: (615) 754-4488
FAX: (615) 754-4490

MAILING ADDRESS:
P. O. BOX 425
MT. JULIET, TENNESSEE 37121

March 29, 2005

District Director of the Internal Revenue Service
801 Broadway, MDP 53
Nashville, Tennessee 37203
Attention: Chief, Special Procedures Staff

Dear Sir:

The undersigned as Successor Trustee under that certain purchase money deed of trust from Kelly Holmes to Harold Reeves, Trustee, dated February 16, 2001, and filed for record in Instrument No. 20010220-0015433, Register's Office for Davidson County, Tennessee, has been requested by the note holder, E. Mark Turner, to sell the secured property pursuant to the terms of the Deed of Trust and notice is hereby given pursuant to Section 7425 of the Internal Revenue Code.

Copy of the Notice of Federal Tax Lien is enclosed herewith.

Copy of the Successor Trustee's Notice is enclosed containing the property description, street address, and the date, time, and place of the foreclosure sale.

The approximate amount of the principal obligation, including interest, secured by the Deed of Trust, and other expenses to be charged and included in the sale proceeds are as follows:

Unpaid principal balance - $21,017.58
Accrued interest - $1,819.60
Accumulated late charges - $343.96
Publication expenses - $255.00
Attorney's fees - $1,000.00
Recordation of appointment of Successor Trustee instrument - $12.00
Unpaid taxes - $1,723.73
Total - $26,171.87

The Davidson County Tax Assessor's records reflect the appraised value of the property to be $40,100.00, and the note holder estimates the appraised value of the property to be $40,000.00. If you determine that there is little or no equity in the secured property, I am requesting that the Director release the right of redemption as to this property, and I trust I will receive an early response to this request.

I you have any questions concerning this matter or need any additional information, please contact me and I will make every effort to accommodate.

Sincerely,

Dean Robinson

DR/me

Enclosures

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

April 14, 2005

Dean Robinson, Attorney at Law
P.O. Box 425
Mt. Juliet, Tennessee 37121

Dear Mr. Robinson:

This is to acknowledge receipt of your correspondence dated March 29, 2005 regarding Kelly Holmes, 829 West McKennie Avenue, Nashville, Tennessee 37206, TIN 410-25-2990. 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,

Cynthia Blaze
for Gwannette Claybrook
Technical Services Group Manager

Enclosure