THIS INSTRUMENT PREPARED BY:
Daniel L. Wischhof
Attorney at Law
112 Long Hollow Pike, Ste. 206
Goodlettsville, TN 37072
(615) 859-9991

Davidson County DEEDTRS
Recvd: 11/04/05 09:47 4 pgs
Fees:23.00 Taxes:240.50
20051104-0133763

Based on information provided by the parties.

SUCCESSOR TRUSTEE'S DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Sherrel Presson and wife, Joyce S. Presson, Trustees of The Sherrel Presson and Joyce S. Presson Joint Trust Agreement	Same	Map 50-14 Parcel 4
607 Yvonne Drive		
Goodlettsville, TN 37072		

WHEREAS, by a Deed of Trust dated October 10, 2000 and of record as Instrument No. 20001012-0101639, Register's Office for Davidson County, Tennessee, Jesse S. Buchanan and wife, Jessie M. Buchanan, conveyed to William D. Castleman, Trustee, the property described below to secure to Sherrel Presson and wife, Joyce S. Presson the payment of an indebtedness evidenced by a Note of even date in the original principal amount of Seventy-Three Thousand Dollars and 00/100 ($73,000.00), and

WHEREAS, by instrument recorded as Instrument No. 20050804-0091641, said Register's Office, Sherrel Presson and wife, Joyce S. Presson, by virtue of the authority set forth in the aforesaid Deed of Trust, appointed Daniel L. Wischhof, Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust;

I, the undersigned, Daniel L. Wischhof, Successor Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Successor Trustee by such Deed of Trust:

1. Advertised the time, place and conditions of sale on September 22, 2005, September 29, 2005 and October 6, 2005 in The Nashville Record, a newspaper published in Davidson County Tennessee;

2. Gave notice thereof to the Internal Revenue Service pursuant to I. R. C. § 7425, receipt and sufficiency of which was acknowledged by official correspondence dated October 4, 2005 and attached hereto; and

3. Pursuant to said notice, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the debtors' right of equity of redemption and homestead, on October 21, 2005 at 10:00 a.m. at the front door of the Gaylord Entertainment Center, 501 Broadway, Nashville, Davidson County, Tennessee, Sherrel Presson and wife, Joyce S. Presson, Trustees of the Sherrel Presson and Joyce S. Presson Joint Trust Agreement, being the highest and best bidders, in the amount of $65,000.00.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, I, the undersigned Daniel L. Wischhof, Successor Trustee, hereby sell, grant and convey to Sherrel Presson and wife, Joyce S. Presson, Trustees of the Sherrel Presson and Joyce S. Presson Joint Trust Agreement all right, title and interest in and to the property described herein which I, as said Trustee hold and can or should convey. I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under me, but not further or otherwise, said property being conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments, including but not limited to redemption rights of the United States.

The property conveyed herein is particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 731 on the Plan of Parkwood Estates, Section IV, of record in Plat Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which Plan reference is herby made for a complete and accurate description of said lot.

Being the same property conveyed to Jesse S. Buchanan and wife, Jessie M. Buchanan from Sherrel Presson and wife, Joyce S. Presson, Individually and as the Trustees of the Sherrel Presson and Joyce S. Presson Joint Trust Agreement, by Warranty Deed dated October 10, 2000 of record as Instrument No. 20001012-0101638, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 21ST day of October, 2005.

DANIEL L. WISCHHOF
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned of said county, Daniel L. Wischhof, Successor 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 within instrument for he purposes therein contained.

Witness my hand, at office, this 21ST day of October, 2005.

NOTARY PUBLIC

My commission expires: 7-29-08

SHELLY D. GREGORY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TENN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $65,000.00

AFFIANT

Subscribed and sworn to before me this the 21st day of October, 2005.

NOTARY PUBLIC

My commission expires: 7-29-08

SHELLY D. GREGORY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TENN

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

October 4, 2005

Daniel L. Wischhof
Regions Bank Building, 112 Long Hollow Pike, Suite 206
Goodlettsville, Tennessee 37072

Dear Mr. Wischhof:

This is to acknowledge receipt of your correspondence dated September 8, 2005 regarding Jesse S. III & Jessie M. Buchanan, 3203 Healy Drive, Nashville, Tennessee 37207, TIN 411-82-2296. 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 Leticia Wright, badge number 62-11108, telephone number, (615)250-5257, fax to (615)250-5406, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

Gwannette Claybrook
Technical Services Group Manager

Enclosure