THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court, Hendersonville TN 37075

STATE OF TENNESSEE)
COUNTY OF SUMNER)

KATHRYN STRONG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me on this 2 day of February, 2006.

Kathryn Strong
Notary Public
My Commission Expires: 1/12/10.

The actual consideration or value, whichever is greater, for this transfer is $55,714.00.

Affiant

Address New Owner as Follows:	*Send Tax Bills to:*	*Map-Parcel Numbers*
E. A. Sircy, Jr P O Box 192 Madison, Tennessee 37116	Same	072-04-0 114.00

Davidson County DEEDTRS
Recvd: 02/07/06 13:44 2 pgs
Fees:13.00 Taxes:206.14
20060207-0015193

TRUSTEE'S DEED

WHEREAS, MARIJA SMAILYS, by Deed of Trust (the "*Deed of Trust*") dated August 19, 1999, of record in Record Book 11627, Page 757, in the Register's Office for Davidson County, Tennessee, conveyed to RONALD B. BUCHANAN, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "*Note*") described in the Deed of Trust, which Note was payable to Ernest A. Sircy, Jr.; and

WHEREAS, Mariija Smailys defaulted in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the *Nashville Record* on January 12, January 19, and January 26, 2006, (three publishing dates); and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Gaylord Entertainment Center in Nashville, Tennessee at 12:00 noon on February 2, 2006, and E. A. Sircy, Jr. (hereinafter "*Grantee*") being the highest and best bidder thereof, became the purchaser of said property for the sum of Fifty-Five Thousand Seven Hundred Fourteen and 00/100 Dollars ($55.714.00).

NOW, THEREFORE, Ronald B. Buchanan, in his capacity as Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his successors, heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 of Block "F" on the Plan of Englewood Terrace, as of record in Book 1130, Page 1, Register's Office for said County.

Land in Davidson County, Tennessee, being Lot No. 7 of Block "F" on the Plan of Englewood Terrace, as of record in Book 1130, Page 1, Register's Office for said County.

Said Lot No. 7 fronts 80 feet 8 inch on the southwesterly side of Golf Street and runs back 118 feet 11 inches on the northwesterly line and 123 feet 7 inches on the southeasterly line to a dead line, measuring 80 feet thereon.

BEING the same property conveyed to Marija Smailys by deed from E. A. Sircy, Jr. recorded in Record Book 11627, Page 754, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same. RONALD B. BUCHANAN, as Trustee, and not otherwise, warrants the title to said property to the Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 2nd day of February, 2006.

Ronald B. Buchanan Trustee

RONALD B. BUCHANAN, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, *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 foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 2nd day of February, 2006.

Kathryn Strong

NOTARY PUBLIC

My Comm. Expires: 1/12/10

KATHRYN STRONG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY