Davidson County DEEDTRS
Recvd: 06/06/06 15:57 11 pg
Fees:58.00 Taxes:1579.90
20060606-0067090

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3102 West End Avenue, Suite 1150
Nashville, TENNESSEE 37203-1304
(615) 383-3345

Address New Owners:	Send Tax Bills To:	Map-Parcel No.:
Michael D. Rippetoe and Karen K. Rippetoe 3564 Brick Church Pike Nashville, Tennessee 37207	New Owners	60-8/59

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Four Hundred Twenty Seven Thousand and 00/100 Dollars ($427,000.00), the receipt of which is hereby acknowledged, Charles B. Reasor III, Successor Trustee ("Grantor"), acting as successor trustee only, has this day bargained and sold, and does hereby transfer and convey unto Michael D. Rippetoe and wife, Karen K. Rippetoe (collectively "Grantees"), Grantees' heirs, successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Being land in Davidson County, Tennessee described as follows:

TRACT I:

Being Lots Nos. 15, 16, 17, 18, 19, 20, 21, 22 and the Westerly 21 ½' front and 21' rear of Lot No. 23 of Block "A" on the Plan of Highland Park of record in Book 974, Page 33, Register's Office for said County, described together as follows:

Beginning at the Southeast corner of the Dickerson Pike and Ben Allen Lane; thence with the Easterly margin of said Pike, Southwardly 198' to the corner of Lots Nos. 14 and 15; thence with the line between said two lots, Eastwardly 197' to the common corner of Lots Nos. 14, 15, 30 and 31; thence Northwardly and with the line between Lots Nos. 15 and 16, and Lots Nos. 29 and 30, 50' to the common corner of Lots. Nos. 23 and 29 16, 17, 23 and 29; thence with the line between Lots Nos. 23 and 29, Eastwardly 21'; thence Northwardly 159', more or less,

to the Southerly margin of ben Allen Lane; thence with said Lane, Westwardly 196 ½' to the beginning.

TRACT II:

Being parts of Lots Nos. 23 to 28 inclusive, of Block "A" on the Map of Highland Park as of record in Book 974, Page 33, Register's Office for said County, and described according to a copy of a survey made May 22, 1946 by E. R. Southgate, Surveyor as follows:

Beginning at a point on the Westerly margin of Highland Drive 85' South of the South margin of Ben Allen Road at the SouthEast corner of the property conveyed to N.B. Bruce and wife by deed from E. H. Goodman of record in Book 2107, Page 619, said Register's Office; thence with Bruce's South line, Westerly 152' 8 inches to a point; thence Southerly 43' 6 inches to point, a corner of the property conveyed to Robert Jacob Theiss and wife by deed from E. H. Goodman of record in Book 2134, Page 623, said Register's Office; thence with Theiss' North line, Easterly 150' to the Westerly margin of Highland Drive; thence with the margin of the same, Northerly 65' to the beginning.

TRACT III:

Being the Westerly 21' of Lots No. 29 and part Lot No. 30 of Block "A", on the Map of Highland Park, as of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee.

TRACT IV:

Being the Westerly 21' of the Southerly 15' of Lot No. 30 of Block "A" on the Map of Highland Park, as of record in Book 974, Page 33, said Register's Office.

Being the same property conveyed to Nancy Drake Moses by deed of record in Book 11575, Page 308, Register's Office for Davidson County, Tennessee.

This is improved property located at 2939 Dickerson Road, Nashville, Tennessee 37207.

This conveyance is made pursuant to the powers conferred upon Grantor by a Deed of Trust (the "Deed of Trust") dated November 29, 2001 executed by Nancy Drake Moses and Devery T. Moses in favor of Union Planters Bank, National Association, as beneficiary, of record as Instrument Number 20011204-0132592, Register's Office for Davidson County, Tennessee ("RODC"), with Grantor having been appointed successor trustee by an instrument of

record as Instrument Number 20060404-0038171, RODC. As set forth in the notice of foreclosure sale, a copy of which is attached hereto as Exhibit "A", published pursuant to the Deed of Trust and applicable law in the Nashville Record on April 6, 2006, April 13, 2006 and April 20, 2006, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale at foreclosure of the Property was scheduled for Thursday, April 27, 2006 at 10:30 a.m. in Nashville, Tennessee at 2939 Dickerson Road, Nashville, Tennessee 37207. At that time, the foreclosure sale was commenced and concluded with Grantees constituting the highest bidder at such sale.

Pursuant to Tennessee Code Annotated §35-5-104, the Property is conveyed subject to the right of the State of Tennessee to redeem the Property as provided for in Tennessee Code Annotated §67-1-1433(c)(1). A copy of the notice provided to the State of Tennessee is attached hereto as Exhibit "B", and a copy of the written response of the State of Tennessee to such notice is attached hereto as Exhibit "C".

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantees, Grantees' heirs, successors and assigns, forever, Grantor, solely in Grantor's fiduciary capacity as successor trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, Grantees' heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 4th day of May, 2006.

GRANTOR:

Charles B. Reasor III, Successor Trustee

Charles B. Reasor III, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jan Minshall, a Notary Public for the state and county aforesaid, Charles B. Reasor III, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of ~~May,~~ 2006.

Notary Public

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
9-19-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $427,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 6th day of June, 2006.

3/20/2010
My Commission Expires

Notary Public

GEN CELENTANO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit "A"

NOTICE OF FORECLOSURE SALE

Default having occurred under a Deed of Trust (the "Deed of Trust") dated November 29, 2001 executed by Nancy Drake Moses and Devery T. Moses in favor of Union Planters Bank, National Association, as beneficiary, of record as Instrument Number 20011204-0132592, Register's Office for Davidson County, Tennessee ("RODC"); and Charles B. Reasor III (the "Successor Trustee") having been duly appointed successor trustee under the Deed of Trust by an instrument of record in the RODC;

NOW, THEREFORE, I, Charles B. Reasor III, as successor trustee and not otherwise, acting upon the demand of Regions Bank, which is the lawful owner and holder of the indebtedness secured by the Deed of Trust, will on

Thursday, April 27, 2006

at 10:30 a.m. in Nashville, Tennessee at 2939 Dickerson Road, Nashville, Tennessee 37207, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

Being land in Davidson County, Tennessee described as follows:

TRACT I:

Being Lots Nos. 15, 16, 17, 18, 19, 20, 21, 22 and the Westerly 21 ½' front and 21' rear of Lot No. 23 of Block "A" on the Plan of Highland Park of record in Book 974, Page 33, Register's Office for said County, described together as follows:

Beginning at the Southeast corner of the Dickerson Pike and Ben Allen Lane; thence with the Easterly margin of said Pike, Southwardly 198' to the corner of Lots Nos. 14 and 15; thence with the line between said two lots, Eastwardly 197' to the common corner of Lots Nos. 14, 15, 30 and 31; thence Northwardly and with the line between Lots Nos. 15 and 16, and Lots Nos. 29 and 30, 50' to the common corner of Lots. Nos. 23 and 29 16, 17, 23 and 29; thence with the line between Lots Nos. 23 and 29, Eastwardly 21'; thence Northwardly 159', more or less, to the Southerly margin of ben Allen Lane; thence with said Lane, Westwardly 196 ½' to the beginning.

TRACT II:

Being parts of Lots Nos. 23 to 28 inclusive, of Block "A" on the Map of Highland Park as of record in Book 974, Page 33, Register's Office for said County, and described according to a copy of a survey made May 22, 1946 by E. R. Southgate, Surveyor as follows:

Beginning at a point on the Westerly margin of Highland Drive 85' South of the South margin of Ben Allen Road at the SouthEast corner of the property conveyed to N.B. Bruce and wife by deed from E. H. Goodman of record in Book 2107, Page 619, said Register's Office; thence with Bruce's South line, Westerly 152' 8 inches to a point; thence Southerly 43' 6 inches to point, a corner of the property conveyed to Robert Jacob Theiss and wife by deed from E. H. Goodman of record in Book 2134, Page 623, said Register's Office; thence with Theiss' North line, Easterly 150' to the Westerly margin of Highland Drive; thence with the margin of the same, Northerly 65' to the beginning.

TRACT III:

Being the Westerly 21' of Lots No. 29 and part Lot No. 30 of Block "A", on the Map of Highland Park, as of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee.

TRACT IV:

Being the Westerly 21' of the Southerly 15' of Lot No. 30 of Block "A" on the Map of Highland Park, as of record in Book 974, Page 33, said Register's Office.

Being the same property conveyed to Nancy Drake Moses by deed of record in Book 11575, Page 308, Register's Office for Davidson County, Tennessee.

The street address of the Property is 2939 Dickerson Road, Nashville, TN 37207.

The map/parcel number of the Property is 60-8/59.

The State of Tennessee claims two (2) liens against the Property pursuant to Tennessee Code Annotated §67-1-1401 et seq. as set forth in the notices of state tax lien of record as Instrument Number 20050223-0019745, RODC and Instrument Number 20050223-0019748, RODC. The notice required by Tennessee Code Annotated §67-1-1433(b)(1) has been timely given in order for the Property not to be subject to such liens or claims of lien. The Property, however, after this foreclosure sale, shall be subject to the right of the State of Tennessee to redeem the Property as more fully set forth in Tennessee Code Annotated §67-1-1433(c)(1).

The Property sold pursuant to this notice of foreclosure sale shall be sold "AS IS," and neither the Successor Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be subject to any and all prior liens, prior encumbrances, prior deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments, plus penalty and interest (if any), riparian rights, and any unwaived redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property shall be conducted for cash (or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser) to be tendered upon the conclusion of the bidding; provided, however, that prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, may announce different or additional terms pursuant to which the sale of the Property shall be conducted.

Other interested parties: State of Tennessee.

Dated: March 31, 2006

/s/ Charles B. Reasor III

Charles B. Reasor III, as
successor trustee and not otherwise
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, TN 37203
Telephone: (615) 383-3345

Insertion dates: April 6, 2006, April 13, 2006, and April 20, 2006.

Newspaper for Publication: Nashville Record.

LAW OFFICES
WHITE & REASOR, PLC
TWO AMERICAN CENTER, SUITE 1150
3102 WEST END AVENUE
CHARLES B. REASOR III
NASHVILLE, TENNESSEE 37203-1304
TELEPHONE: (615) 383-3345
FACSIMILE: (615) 383-5534
(615) 383-9390
creasor@whitereasor.com

Exhibit "B"

March 31, 2006

Revenue Enforcement Division
Special Procedures Section
P.O. Box 190665
Nashville, Tennessee 37219-0665

**VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED**

Commissioner of Revenue
Attention-Director, Tax Enforcement Division
Andrew Jackson State Office Building
Nashville, Tennessee 37242

VIA HAND DELIVERY

Revenue Enforcement Division
Special Procedures Section
Tennessee Department of Revenue
Andrew Jackson State Office Building
Nashville, Tennessee 37242

VIA HAND DELIVERY

RE: Notice of sale pursuant to Tennessee Code Annotated section 67-1-1433 ("Section 67-1-1433")

Ladies and gentlemen:

We are counsel to Regions Bank ("Regions") which is the owner of an indebtedness (the "Indebtedness") secured by, *inter alia*, a Deed of Trust (the "Deed of Trust") dated November 29, 2001, of record as Instrument Number 20011204-0132592, Register's Office for Davidson County, Tennessee ("RODC"), a copy of which is enclosed. A default has occurred under the Deed of Trust, and Regions has initiated foreclosure proceedings against the property (the "Property") encumbered by the Deed of Trust.

It is our understanding that the State of Tennessee has filed two (2) notices of state tax lien (the "State Tax Lien Notices"), copies of which are enclosed, against the Property; therefore, this letter is being submitted to you as a notice of sale pursuant to Section 67-1-1433 and as a request for consent to sell the Property free of the State of Tennessee's tax liens pursuant to Chapter 1320-2-1-.35 of the Tax Enforcement Procedures Act:

1. This notice is submitted by Charles B. Reasor III of White & Reasor, PLC, 3102 West End Avenue, Suite 1150, Nashville, Tennessee 37203-1304 on behalf of Regions.

2. The State Tax Lien Notices are of record as Instrument Number 20050223-0019745, RODC and Instrument Number 20050223-0019748, RODC.

3. The street address of the Property is 2939 Dickerson Road, Nashville, TN 37207 and is more particularly described as follows:

Being land in Davidson County, Tennessee described as follows:

TRACT I:

Being Lots Nos. 15, 16, 17, 18, 19, 20, 21, 22 and the Westerly 21 ½' front and 21' rear of Lot No. 23 of Block "A" on the Plan of Highland Park of record in Book 974, Page 33, Register's Office for said County, described together as follows:

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TRACT IV:

Being the Westerly 21' of the Southerly 15' of Lot No. 30 of Block "A" on the Map of Highland Park, as of record in Book 974, Page 33, said Register's Office.

Being the same property conveyed to Nancy Drake Moses by deed of record in Book 11575, Page 308, Register's Office for Davidson County, Tennessee.

As provided in the notice of foreclosure sale advertising the sale of the Property, a copy of which is enclosed, the Property is to be sold for cash on April 27, 2006 at 10:30 a.m. in Nashville, Tennessee at 2939 Dickerson Road, Nashville, Tennessee 37207.

4. As of February 15, 2005, the approximate amount of the Indebtedness was $565,195.20. It is anticipated that additional costs and expenses, including legal expenses and costs of advertising but excluding an auctioneer's commission, incurred in connection with the sale of the Property will not exceed $5,000.00.

This declaration is made under penalty of perjury. Please accept this letter as the twenty-five (25) day notice required by Section 67-1-1433. I would appreciate your advising me immediately of any deficiency or inadequacy in this notice.

Very truly yours,

WHITE & REASOR, PLC

BY: CHARLES B. REASOR III

CBRIII/lwa
Enclosures

cc: Myra S. Bryant (w/enclosures)

Exhibit "C"

REVENUE ENFORCEMENT DIVISION

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

April 3, 2006

Charles B Reasor III
White & Reasor, PLC
3102 West End Avenue
Nashville, TN 37203-1304

Re: State Tax Lien Against: **Nancy C Drake, III**

Entity Number: **002[redacted]2143**

Dear Mr. Reasor:

This is in reference to your letter dated March 31, 2006 regarding a state tax lien against the above-captioned taxpayer(s), pursuant to the provisions of T.C.A. 67-1-1401 et. seq..

The Tennessee Department of Revenue does not have any known liens filed against the taxpayer(s). The most recent lien was released on April 3, 2006 we are not in receipt of the book and page at this time however, the release(s) have been sent to be recorded in Davidson County, Tennessee.

I trust that this has answered your letter, but if not, please let me know.

Sincerely,

Becky Tallas, Supervisor
Special Procedures Section
Revenue Enforcement Division

BT/elw

c: *file*