Davidson County DEEDTRS
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Fees:18.00 Taxes:140.60

20060913-0113278

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Blvd., Suite 101,
Hendersonville TN 37075

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Affiant

Subscribed and sworn to before me on this 12th day of September, 2006.

Notary Public
My Commission Expires: 09-08-07

SUMNER COUNTY, TENN. NOTARY PUBLIC LARGE

Address New Owner as Follows:	*Send Tax Bills to:*	*Map-Parcel Numbers*
E.A. SICRY, JR. P.O. Box 192 Madison, Tennessee 37116	E.A. SICRY, JR. P.O. Box 192 Madison, Tennessee 37116	43-10-0-A Group 8 Parcel 38-00 CO

TRUSTEE'S DEED

WHEREAS, AMOS MAPANGA, a single person, by Deed of Trust (the "*Deed of Trust*") dated February 28, 2003, of record as Instrument Number: 20030303-0027597, 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 E. A. Sircy, Jr.; and

WHEREAS, default was made 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 August 10, 2006, August 17, 2006, and August 24, 2006; 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 p.m. on August 31, 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 Thirty-Eight Thousand Dollars ($38,000.00).

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:

> Condominium Unit B-28 (B-300) Madison Park condominiums as referenced and more particularly described on the Plat of Madison Park condominiums of record in Book 5200, Pages 179-182, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Amos Mapanga by deed from E. A. Sircy, Jr. dated February 28, 2003, recorded as Instrument Number 20030303-0027597, Register's Office for Davidson County, Tennessee.
>
> Further, the aforesaid property is conveyed specifically subject to the right of the United States to redeem the property, as provided in 26 U.S.C. § 7425(d)(1) and arising as a result of its Notice of Federal Tax Lien, of record as Instrument Number: 20031027-0157703, Register's Office for Davidson County, Tennessee. Attached hereto is an Affidavit by the Trustee as to notice of the sale provided to the United States Department of Revenue, Internal Revenue Service.

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 5th day of September, 2006.

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, 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 12th day of September, 2006.

NOTARY PUBLIC

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Comm. Expires: 9-08-07

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