Davidson County DEEDTRS
Recvd: 01/30/07 11:49 4 pgs
Fees:23.00 Taxes:333.00
20070130-0012286

Instrument prepared by:
Law Office of David J. Waynick
211 Donelson Pike, Suite 2
Nashville, TN 37214

Address of New Owner:	Send Tax Bill To:
[redacted] Aubrey Hiam 915 Lewisburg Pk Franklin Tn 37064	OWNER Same

Map-Parcel 95-58.00

TRUSTEE'S DEED

This Deed is executed to be effective as of the 26th day of January 2007, from David J. Waynick, as grantor, in his capacity as Trustee, to Aubrey Hiam as grantee.

WITNESSETH:

WHEREAS, on June 25, 2004, James Daniel Edgin and wife, Debra Faye Edgin, residents of Davidson County, Tennessee, executed a Deed of Trust (the "Deed of Trust") to David J. Waynick, Trustee, to secure the prompt payment of certain indebtedness payable to Jeffery Wayne Swink and wife Esther E. Swink ("Beneficiaries"), which indebtedness is evidenced in part by a promissory note (the "Note") as is more particularly described in the Deed of Trust, which is of record in the Register's Office of Davidson County, Tennessee in Instrument No. 20040720-0086134, to which reference is hereby made; and

WHEREAS, default was made in the payment of the Note and the performance of the covenants made in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, by virtue of the power and authority vested in me as Trustee under the Deed of Trust, at the request of Beneficiary, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment in satisfaction of the indebtedness, including principal, interest, attorney's fees and costs of sale, I, David J. Waynick, as Trustee did on Friday, January 26, 2007, commencing at 11:00 o'clock a.m. pursuant to advertisement published in The Nashville Record, in the editions of January 4, 2007, January 11, 2007 and January 18, 2007, offer for sale and sold at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, statutory redemption, dower and homestead, the hereinafter described real estate, at which such sale Aubrey Hiam became the highest and best bidder at and for the sum of Ninety Thousand and One Dollars and No Cents ($90,001.00); and

WHEREAS, the proceeds of such sale have been applied in payment of the advertising charge of Three Hundred and Four Dollars and 56/100 Cents ($304.56), attorney's fees, and all other costs of sale, and the balance applied as a payment or credit on the Note thereby secured;

NOW, THEREFORE, I, David J. Waynick, Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby sell,

transfer and convey unto Aubrey Hiam as grantee the following described real estate having an address of 273 Clovernook Drive, Nashville, in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Clover Nook, as of record in Book 2900, page 52, Register's Office for said County.
>
> Said Lot No. 14 fronts 140.96 feet on the east side of Clovernook Drive and extends back 118.5 feet on the northerly line and 168.2 feet on the southerly to a line in the rear on which it measures 131.3 feet.
>
> Being the same property conveyed to James Daniel Edgin and wife Debra Faye Edgin by deed from Jeffery Wayne Swink and wife, Esther E. Swink dated June 25, 2004, of record in instrument number 20040720-0086133, Register's Office for Davidson County, Tennessee.

Source of Grantor's equitable interest is a Deed recorded in Instrument number 20040720-0086133, Register's Office of Davidson County, Tennessee.

The above-described property is improved property.

The sale was advertised and made as trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances and further subject to any unpaid taxes or assessments owing on the property and this conveyance is so made. However, grantor, as Trustee, but not otherwise, hereby assigns and sets over to grantee all of the covenants and warranties contained in the Deed of Trust and in any prior deeds referred to in said Deed of Trust.

All rights and equity of redemption, homestead, dower and all other exemptions are expressly waived by the Debtor in said Deed of Trust and title is believed to be good, but I will sell and convey only as Trustee. Title is to be conveyed subject to all prior liens, easements, covenants, conditions, encumbrances, and restrictions that may exist including, without limitation, any unpaid ad valorem taxes or other taxes, and also subject to any right to redemption that may otherwise exist. This property is encumbered by one lien or claims of lien filed by the United States Internal Revenue Service in the Register's Office of Davidson County, Tennessee, as Instrument No. 20050121-0007785. Notice of the Successor Trustee's foreclosure sale has been given to the Internal Revenue Service as provided for in 26 U.S.C. § 7425(b). Sale of this property is subject to the redemption rights held by the United States Internal Revenue Service, as set out in 26 U.S.C. § 7425(d)(1). A copy of the notice and response are attached to this Deed as an exhibit.

This sale is subject to liens, easements, encumbrances, property taxes, rights of redemption of taxing entities and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

THE PROPERTY IS SOLD AS IS.

IN WITNESS WHEREOF, I, David J. Waynick, Trustee, have executed this instrument to be effective this 26th day of January, 2007.

David J. Waynick, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and Sworn to before me
this 26th day of January, 2007.

Notary Public

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007

For we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is Ninety Thousand and One Dollars and No Cents ($90,001.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and Sworn to before me
this 26th day of January, 2007.

Notary Public

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

December 13, 2006

Law Office of David J. Waynick
211 Donelson Pike, Suite 2, P.O. Box 148058
Nashville, Tennessee 37214

Dear Mr. Waynick:

This is to acknowledge receipt of your correspondence dated December 5, 2006 regarding James D. & Debbie F. Edgin, 273 Clovernook Drive, Nashville, Tennessee 37210-2514, TIN [redacted]-8222. 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 James Kelley, badge number 62-09529, telephone number, (615)250-5403, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

Gwannette Claybrook
Technical Services Group Manager

Enclosure