This instrument was prepared by:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Blvd., Suite 101
Hendersonville, Tennessee 37075

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Ronald B. Buchanan, Trustee
Affiant

Subscribed and sworn to before me on this 14th day of March, 2008.

Notary Public
My Comm. Expires: 6/12/11

Notary Seal present but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

New Owner Address:	**Send Tax Bills To:**	**Map/Parcel:**
E. A. Sircy, Jr.	**E. A. Sircy, Jr.**	**042-12-0-094.00**
P.O. Box 192	**P.O. Box 192**	
Madison TN 37116	**Madison TN 37116**	

TRUSTEE'S DEED

WHEREAS, **KENNETH BINFORD and wife, ANGELA RUSSELL BINFORD**, by Deed of Trust (the "***Deed of Trust***") dated March 11, 2002, of record as Instrument No. 20030312-0033322, 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 *The Nashville Record* on February 22, 2008; February 29, 2008 and March 7, 2008; 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 Davidson County Courthouse in Nashville, Tennessee at 12:00 noon on March 14, 2008, and E.A. Sircy, Jr., (hereinafter "*Grantee*") being the highest and best bidder thereof, became the purchaser of said property for an offset of *Eighty-Five Thousand and 00/100 Dollars ($85,000.00)* against the indebtedness owing to him by Kenneth Binford and wife, Angela Russell Binford.

Davidson County DEEDTRS
Recvd: 03/18/08 08:36 2 pgs
Fees:13.00 Taxes:314.50
20080318-0027029

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, E.A. Sircy, Jr., his heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Heritage View Subdivision, Section One of recorded in Plat Book 6900, Page 722, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth Binford and wife, Angela Russell Binford by deed from E. A. Sircy, Jr. recorded as Instrument Number 20030312-0033321, Register's Office for Davidson County, Tennessee.

The address of the above-described property is: 1517 Heritage View Boulevard, Madison, 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, 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 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 14th day of March, 2008.

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 14th day of March, 2008.

NOTARY PUBLIC

My Comm. Expires: 8/22/11

C:\worddocs\Realprop\Sircy.Binford (Russell).Trustees.Deed.doc

Notary Seal present, but could not be reproduced

Bill Garrett
Davidson County Register of Deeds