This instrument prepared by:
Lawless & Associates, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20100014910 DEEDTRS
Recvd: 03/12/10 14:43 5 pgs
Fees:28.00 Taxes:1295.00
20100312-0019168

ADDRESS NEW OWNER: BILL:	MAP AND PARCEL NO.:	SEND TAX
American Security Bank & Trust 101 Springhouse Court Hendersonville, TN 37075	Map 060-12 par. 053.00	New Owner

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, C.B. Moore Real Estate, LLC by Deed of Trust dated May 29, 2008, transferred to Mark D. Thomas, Trustee certain property described in said Deed of Trust (hereinafter the "Property"), said Deed of Trust being filed for record at Instrument No. 20080602-0055838, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"); and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said appointment being filed for record at Instrument No. 20090512-0043546, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid and the lawful owner and holder of the debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement on February 8, 15 & 22, 2010 in a newspaper of general circulation in Davidson County as required by law and as required be the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry at 10:00 a.m. on March 4, 2010 at 2915 Dickerson Pike, Nashville, Tennessee when and where **American Security Bank and Trust** (hereinafter the "Grantee") became the last and highest bidder for cash at a price of Three Hundred Fifty Thousand and no/100 Dollars ($350,000.00).

WHEREAS, the United States of America Department of the Treasury had filed a lien against Calvin D. Moore and in compliance with the Internal Revenue Code, the Substitute Trustee did provide notice of the proposed sale. A copy of the receipt stamp is attached as Exhibit B hereof.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum state above, the receipt and sufficiency of which are acknowledged, **Thomas W. Lawless, as Substitute Trustee** (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns.

TO HAVE AND TO HOLD said Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further to or to any greater extent. The Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The Substitute Trustee will make no covenant of seisin, marketability of title or warranty of title, express or implied.

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties, interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state of federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This sale is also subject to any matter that an inspection and accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 5th day of March, 2010.

Thomas W. Lawless, as Substitute
Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Thomas W. Lawless, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he is the appointed Substitute Trustee under the Deed of Trust and as such Substitute Trustee is authorized to execute this instrument and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of March, 2010.

Notary Public

My Commission Expires: 11/7/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Sworn and subscribed before me
this 5th day of March, 2010.

NOTARY
My commission expires: 11/7/2012

EXHIBIT "A"

TRACT 1:

Land in Davidson County, Tennessee, described as follows:

Being Lots Numbers 7, 8 and 9 of Block "C" on the Map of Highland Park, as of record in Plan Book 974, Page 33, Register's Office of Davidson County, Tennessee, and also a tract of land in the 12th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Don Shanklin Engineering June 27, 1973, as follows, to wit:

Beginning at a point in the easterly margin of Dickerson Road, said point being 401/19 feet South along the easterly margin of Dickerson Road from the southerly right of way of Sunset Drive, said point also being the southwest corner of the Bruce A. Graves property, deed of record in Book 1811, Page 529, Register's Office for Davidson County, Tennessee; thence, along the easterly margin of Dickerson Road right of way south 11 degrees 40 minutes West 150 feet to a point; thence South 83 degrees 55 minutes East 330.7 feet to a point; thence North 5 degrees 56 minutes East 44.93 feet to a point; thence South 81 degrees 17 minutes East 203.37 feet to a point; thence North 0 degrees 57 minutes East 387.75 feet to a point; thence North 87 degrees 08 minutes West 202.48 feet to a point; thence North 3 degrees 11 minutes East 150.25 feet to a point in the southerly margin of Sunset Drive, thence along the southerly margin of Sunset Drive North 86 degrees 49 minutes West 75.0 feet to a point, thence South 3

degrees 11 minutes West 150.67 feet to a point; thence South 87 degrees 08 minutes East 8.08 feet to a point; thence South 8 degrees 48 minutes West 263.92 feet to a point; thence North 82 degrees 10 minutes West 203.09 feet to a point of beginning and containing 3.60 acres, more or less.

Being the same property conveyed to CALVIN B. MOORE AND WIFE, ALICE R. MOORE, by deed from A. G. SANDERS AND WIFE, EVELYN B. SANDERS, of record in Book 8380, page 831, dated June 21, 1991, said Register's Office, being furthered conveyed to C.B. MOORE REAL ESTATE, LLC, by Quitclaim deed from CALVIN B. MOORE, of record as Instrument No. 20030828-0125170, dated August 15, 2003, said Register's Office. The said Alice R. Moore having since died.

Included from the above property description but excluded from this conveyance is the following parcel of land conveyed to T & R Investments, a Tennessee General Partnership composed of Timothy W. Ulmer and Randall J. Wherry, by deed from A. G. Sanders and wife, Evelyn B. Sanders of record in Book 7812, Page 338, said Register's Office, more particularly and specifically described as follows, to-wit:

Being a tract of land in the 12th Civil District of Davidson County, Tennessee known as Lot 2 of the Sanders Marie Property Subdivision, and being a portion of that property conveyed to A. G. Sanders et ux in Book 4935, Page 37, Register's Office for Davidson County, Tennessee, more particularly described according to a survey by Tommy E. Walker, R.L.S. TN Lic. #1465 as follows:

Beginning a set concrete monument in the southerly margin of Sunset Drive, said monument being 240 feet more or less East of Dickerson Pike as measured along said southerly margin of Sunset Drive, thence south 08 degrees 39 minutes 41 seconds West, 152.35 feet to a set iron pin; thence South 83 degrees 24 minutes 19 seconds East, 202.55 feet to an existing iron pin, said pin being the most northeasterly corer of herein described property and being the northwest corner of Bryn L. Webb (Deed Book 6544, Page 56, Register's Office for Davidson County, Tennessee) ; thence with the West line of said Webb South 05 degrees 09 minutes 36 seconds West, 289.30 feet to a set iron pin: thence North 77 degrees 58 minutes 28 seconds West, 306.60 feet to a set iron pin; thence North 12 degrees 50 minutes 46 seconds East 261.74 feet to a point: thence North 83 degrees 24 minutes 19 seconds West, 8.08 feet to an existing iron pin; said pin being the southeast corner of Catherine S. Hughes (Deed Book 7073, Page 523, Register's Office for Davidson County, Tennessee) ; thence with said Hughes East line North 08 degrees 39 minutes 41 seconds East, 152.67 feet to a concrete monument on the southerly margin of Sunset Drive; thence with said margin South 83 degrees 09 minutes 37 seconds East, 75.00 feet to the point of beginning containing 2.078 acres, more or less.

TRACT 2:
Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northerly margin of Hart Lane, said pin being the southeast corner of the property conveyed to G. E. Tidwell as recorded in Deed Book 6828, Page 252, Register's Office for Davidson County, Tennessee; thence with the margin of Hart Lane, North 82 degrees 05 minutes West 25.00 feet to an iron pin; thence North 08 degrees 23 minutes East 106.67 feet to an iron pin; thence North 85 degrees 00 minutes West 10.20 feet to an iron pin; thence North 08 degrees 45 minutes East 37.67 feet to an iron pin in Calvin B. Moore southerly line; thence South 83 degrees 15 minutes East 35.04 feet to an iron pin; thence with the common line between Slaton and Tidwell, south 08 degrees 25 minutes West 144.53 feet to the point of beginning and containing 0.092 acres more or less as surveyed by Donald W. Fortner RLS No. 1072, dated July 13, 1994.

Being the same property conveyed to CALVIN B. MOORE AND WIFE, ALICE R. MOORE, D/B/A C. B. MOORE OIL COMPANY, by deed from R. E. SLATON, SR. AND WIFE, MARY L. SLATON, of record in Book 9449, page 703, dated August 25, 1994, said Register's Office, being furthered conveyed to C.B. MOORE REAL ESTATE, LLC, by Quitclaim deed from CALVIN B. MOORE, of record as Instrument No. 20030828-0125170, dated August 15, 2003, said Register's Office. The said Alice R. Moore having since died.

LAWLESS & ASSOCIATES, P.C.
A PROFESSIONAL LAW CORPORATION
SUITE 403, THE CUSTOMS HOUSE
701 BROADWAY
NASHVILLE, TENNESSEE 37203
Telephone: 615.351.7839
Facsimile: 615.985.0900
E-Mail: tomlawless@comcast.net

January 25, 2010

2010 JAN 27 AM 9:13

District Director of Internal Revenue
United States Courthouse
801 Broadway
Nashville, TN 37203

Attn: Chief, Special Procedures

RE: **Revised** Notice of Nonjudicial Foreclosure and Request for Waiver of Redemptive Rights
Name of Taxpayer: Calvin D Moore
TIN: (62-1165223)
Name of borrower/property owner: CB Moore Real Estate, LLC
Property: 2915 Dickerson Pike
Nashville, TN 37207

Dear Sir or Madame:

This letter is a **revised notice** to you of the proposed nonjudicial foreclosure sale by and on behalf of this office's client, American Security Bank & Trust, the owner and holder of certain obligations owed by the above taxpayer dated May 29, 2008 in the amount, as of December 21, 2009 of $675,610.20, plus interest, costs and fees as they accrue after that that date. **A notice was previously forwarded to you on January 11, 2010 and received in your office on January 13, 2010, this notice shall serve as a revised notice.** This notice is being re-sent due to the change of date of the foreclosure from February 24, 2010 until March 4, 2010. The obligations were secured by deeds of trust of record at Instrument Nos. 20080709-0070673 and 20080602-0055838, Register's Office for Davidson County, Tennessee on July 9, 2008 and June 2, 2008 respectively.

This correspondence is for the purposes of, to the extent necessary, informing and to request the Internal Revenue Service for its consent of the sale of the property free and clear of the liens and the Redemptive Rights of the Service as evidenced by the Notice of