BILL GARRETT, Davidson County
Trans:T20100019235 DEEDTRS
Recvd: 04/01/10 16:17 11 pgs
Fees:58.00 Taxes:2830.50
20100401-0024692

This instrument prepared by:
Prochaska Thompson Quinn
& Ferraro, P.C. (JRP)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
PMD Properties, LLC Attn: Steve Dickerson 3142 Brimstead Drive Franklin, TN 37064	SAME	137 13 0A 003.00 150 16 0A 011.00 149 07 0B 040.00 149 07 0B 046.00 149 07 0B 047.00 149 07 0B 048.00 149 07 0B 053.00 149 07 0B 055.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of March 22, 2010, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and PMD Properties, LLC.

WHEREAS by Deed of Trust dated December 10, 2002, of record at Instrument Number 20021217-0155168, Register's Office for Davidson County, Tennessee (the "Deed of Trust 1"), T.F. Homes, LLC conveyed to Richard G. Rhodes, Sr., as Trustee, the hereinafter described real estate, to secure payment to Regions Bank of a promissory note dated December 10, 2002 (the "Note 1"); and

WHEREAS by Deed of Trust dated March 19, 2003, of record at Instrument Number 20030326-0039536, Register's Office for Davidson County, Tennessee (the "Deed of Trust 2"), T.F. Homes, LLC conveyed to Richard D. Rhodes, as Trustee, the hereinafter described real estate, to secure payment to Regions Bank of a promissory note dated March 19, 2003 (the "Note

2"); and

WHEREAS by Deed of Trust dated May 19, 2006, of record at Instrument Number 20060523-0060732, Register's Office for Davidson County, Tennessee (the "Deed of Trust 3"), T.F. Homes, LLC conveyed to G. Kent Cleaver, as Trustee, the hereinafter described real estate, to secure payment to Regions Bank of a promissory note dated May 19, 2006 (the "Note 3") *(hereinafter Deed of Trust 1, Deed of Trust 2 and Deed of Trust 3 shall be referred to collectively as "Deeds of Trust" and Note , Note 2 and Note 3 shall be referred to collectively as "Notes")*; and

WHEREAS, the lawful holder of the Notes, Regions Bank appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deeds of Trust by instruments of record at Instrument Number 20090623-0058406, Instrument Number 20090623-0058407 and Instrument Number 20090623-0058408 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deeds of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deeds of Trust declared the Deeds of Trust and Notes to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Notes secured by the Deeds of Trust directed the Successor Trustee to sell the property held as security under the Deeds of Trust as provided therein, and the Successor Trustee caused notice to be published in the *Davidson AM* that the property would be sold at 11:00 a.m. on March 22, 2010, at the offices of Prochaska Thompson Quinn & Ferraro, P.C., 401 Church Street, Suite 2600, Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on February 26, 2010; March 5, 2010 and March 12,

2010, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, PMD Properties, LLC at the price of $765,000.00 this being the highest, last and best bid;

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $765,000.00, by these presents do transfer to PMD Properties, LLC, its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Section One, Peninsula Point, a planned unit development of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, reference to which is made for a more complete legal description.

Being the same property conveyed to T.F. Homes, LLC by deed of record in Instrument No. 200212187-0155167.

Property Address: 3428 Milbridge Road, Antioch, Tennessee

AND

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section One, Windhaven Shores as of record in Instrument No. 20030219-0021779, Register's Office for Davidson County, Tennessee, to which plat reference is herein made for a more complete description.

Being the same property conveyed to T.F. Homes, LLC by deed of record in Instrument No. 20030326-0039535, Register's Office for Davidson County, Tennessee.

Property Address: 2745 Windcrest Trail, Antioch, TN

AND

Land in Davidson County, Tennessee, being Lot Nos., 210, 216, 217, 218, 223 & 225, on the Final Plat of Canyon Ridge, Phase Two as of record in Plat Book 9700, Page 805, and amended in Instrument No., 20031124-0170362, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to T.F. Homes, LLC by deed of record in Instrument No. 20060523-0060731 Register's Office for Davidson County, Tennessee.

Property Address: 1237 Canyon Ridge Court, Antioch, TN
1236 Canyon Ridge Court, Antioch, TN
1232 Canyon Ridge Court, Antioch, TN
1228 Canyon Ridge Court, Antioch, TN
5196 Pebble Creek Drive, Antioch, TN
1308 Springmore Court, Antioch, TN

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deeds of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deeds of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

JOSEPH R. PROCHASKA
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Rigsby, a Notary Public of said County and State, JOSEPH R. PROCHASKA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 30th day of March, 2010.

Jessica Rigsby
Notary Public

JESSICA RIGSBY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 4-16-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $765,000.00.

Affiant

Sworn to and Subscribed
before me this the 30th
day of March, 2010.

Jessica Rigsby
Notary Public

JESSICA RIGSBY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

my commission expires: 4-16-2011

P

PROCHASKA

February 22, 2010

2010 FEB 22 PM 3 22

VIA FACSIMILE & HAND DELIVERY

Commissioner of Revenue
Attn: Becky Tellas
Revenue Enforcement Division
Special Procedures Section
PO Box 190665
Nashville, TN 37219-0665
Fax: 615/532-6339

RE: T.F. Homes, LLC
State Tax Lien of Record at
Instrument Number 20090518-0045196
Register's Office for Davidson County, Tennessee

Dear Ms. Tellas:

In accordance with Tennessee Code Annotated §67-1-1401 *et seq*, enclosed please find a copy of the Notice of Foreclosure with regard to a Deed of Trust encumbering property owned by T.F. Homes, LLC in Davidson County, Tennessee. The foreclosure is taking place on March 22, 2010 at 11:00 a.m. at the offices of Prochaska Thompson Quinn & Ferraro, P.C., 401 Church Street, Suite 2600, Nashville, Davidson County, Tennessee.

I have enclosed a copy of the Notice of Foreclosure Sale, a copy of the Deed of Trust pursuant to which the sale is being conducted, and a copy of the above referenced state tax lien.

Please let me know if you need any additional information.

Sincerely yours,

Prochaska Thompson Quinn & Ferraro, P.C.

By: Joseph R. Prochaska

JRP/mjr
Enclosures

Joseph R. Prochaska

t (615) 244-4563
f (615) 242-0124
joeprochaska@ptqflegal.com

NASHVILLE OFFICE
L&C Tower
401 Church St, Ste 2600
Nashville, Tennessee 37219

t (615) 242-0060
f (615) 242-0124
nashville@ptqflegal.com
WWW.PTQFLEGAL.COM

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

February 23, 2010

Joseph R. Prochaska
Prochaska Thompson Quinn & Ferraro PC
401 Church St., Ste. 2600
Nashville, Tn 37219

Re: Foreclosure Sale of Property Owned by: **T.F. Homes LLC**
Entity Number: **001 621828091**
3428 Millbridge Rd.

This is in reference to your letter dated February 22, 2010 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **March 22, 2010** is **$ 92,466.93**. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Tessa Stromatt, Accounting Technician 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*

RECEIVED
MAR 1 2010

P

PROCHASKA

February 22, 2010

2010 FEB 22 PM 3 22

VIA FACSIMILE & HAND DELIVERY

Commissioner of Revenue
Attn: Becky Tellas
Revenue Enforcement Division
Special Procedures Section
PO Box 190665
Nashville, TN 37219-0665
Fax: 615/532-6339

RE: T.F. Homes, LLC
State Tax Lien of Record at
Instrument Number 20090518-0045196
Register's Office for Davidson County, Tennessee

Dear Ms. Tellas:

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Please let me know if you need any additional information.

Sincerely yours,

Prochaska Thompson Quinn & Ferraro, P.C.

By: Joseph R. Prochaska

JRP/mjr
Enclosures

Joseph R. Prochaska
SHAREHOLDER

t (615) 244-4562
f (615) 242-0124
joeprochaska@ptqflegal.com

NASHVILLE OFFICE
1&C Tower
401 Church St. Ste 2600
Nashville, Tennessee 37219

t (615) 242-0060
f (615) 242-0124
nashville@ptqflegal.com
www.PTQFLEGAL.COM

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

February 23, 2010

Joseph R. Prochaska
Prochaska Thompson Quinn & Ferraro PC
401 Church St., Ste. 2600
Nashville, Tn 37219

Re: Foreclosure Sale of Property Owned by: **T.F. Homes LLC**
Entity Number: **001 621828091**
Lot #'s 210, 216, 217, 218, 223, 225 of Canyon Ridge

This is in reference to your letter dated February 22, 2010 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **March 22, 2010** is **$ 92,466.93**. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

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Tessa Stromatt, Accounting Technician 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*

MAR 1 2010

P

PROCHASKA

February 22, 2010

2010 FEB 22 PM 3 22

VIA FACSIMILE & HAND DELIVERY

Commissioner of Revenue
Attn: Becky Tellas
Revenue Enforcement Division
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PO Box 190665
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Fax: 615/532-6339

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Register's Office for Davidson County, Tennessee

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Please let me know if you need any additional information.

Sincerely yours,

Prochaska Thompson Quinn & Ferraro, P.C.

By: Joseph R. Prochaska

JRP/mjr
Enclosures

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

February 23, 2010

Joseph R. Prochaska
Prochaska Thompson Quinn & Ferraro PC
401 Church St., Ste. 2600
Nashville, Tn 37219

Re: Foreclosure Sale of Property Owned by: **T.F. Homes LLC**
Entity Number: **001 621828091**
2745 Windcrest Trail

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