BILL GARRETT, Davidson County
Trans:T20100038770 DEEDTRS
Recvd: 06/25/10 10:08 7 pgs
Fees:38.00 Taxes:558.70
20100625-0049688

This instrument prepared by:
AJ Sharenberger, III,
P.O. Box 56,
Elmwood, TN 38560

Address New Owner and Send tax bills to:
Virginia Donelson Garrett
5741 Maudina Avenue
Nashville, TN 37209

Map-Parcel Numbers:
103020D00500CD
Lot 5 Westland Sq. Sub.
5741 Maudina Ave, Nashville, TN

TRUSTEE'S DEED

This instrument made and entered into by and between A.J. Sharenberger, III, Successor Trustee and the herein described Grantee.

Richard Ice Building Group, Inc. entered into a certain Deed of Trust of record in Instrument No. 20070411-0042961 in the Register's Office for Davidson County, Tennessee (the "Deed of Trust") conveying to C. Richard Bobo as Trustee an interest in and to the hereinafter described property to secure the repayment of a Note described in said Deed of Trust, which Note is presently held and owned by Greenbank as successor by merger to Cumberland Bank, and

WHEREAS, demand has been made for the payment of the aforesaid Note secured by the above-described Deed of Trust which Note is in default; and the owner and holder of said Note has demanded that the property be advertised and sold in accordance with the terms of said Note and of the Deed of Trust; and

WHEREAS, GreenBank has appointed A.J. Sharenberger, III as Successor Trustee by instrument of record in Instrument no. 20100526-0040772 said Register's Office.

WHEREAS, notices of Federal Tax Lien dated August 25, 2009 and March 12, 2010 were recorded in the Register's Office for Davidson County, Tennessee in Instrument Nos. 20090831-0081347 and 20100322-0021312 which shows the taxpayer as being Richard Ice Building Group, Inc. and shows total taxes in the amount of $6,853.93 and $54,512.56 and;

WHEREAS, by letter dated May 17, 2010, the notice required by 26 USC Section 7425(b) has been timely given to the United States, and a copy of said notice (financial information redacted) and the IRS response thereto is appended hereto.

WHEREAS, Successor Trustee did, by publication in the public notice section of the Tennessean/Davidson newspaper advertise said property to be sold on June 16, 2010, and pursuant to said publication, on said date, during legal hours, offered said property for sale at 5729 Maudina Avenue, Nashville, Tennessee after requesting competitive bids and receiving those that were offered, sold said property, to the extent herein described, to John P. Garrett at the sum of ONE HUNDRED FIFTY ONE THOUSAND DOLLARS ($151,000.00) Dollars, this being the highest, last and best bid, and the said John P. Garrett has assigned his rights to purchase same unto Virginia Donelson Garrett.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the aforementioned bid, the receipt

of which is hereby acknowledged, the undersigned Trustee has bargained and sold in bar of all right or equity of redemption, and by these presents transfers and conveys to Virginia Donelson Garrett, (the "Grantee"), Grantee's heirs, successors and assigns, certain land and improvements thereon in Davidson County Tennessee, (the "Property") as follows:

Land in Davidson County, Tennessee being Lots No. 5 on the Plan of Westland Square Subdivision, as of record in Instrument No. 20060425-0046951, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being part of the property conveyed to Richard Ice Building Group, Inc., by deeds in Instrument nos. 20070411-0042954, 20070411-0042955, 20070411-0042956, and 20070411-0042957.

This is improved property with a current street address of 5741 Maudina Avenue, Nashville, TN 37209.

The property is sold in AS IS, WHERE IS physical condition. Said sale is subject to any and all unpaid ad valorem property taxes (plus penalty and interest) that may be a lien against the same and is subject to and prior restrictive covenants, conditions and restrictions in 20060418-0044405 as amended 20060428-0048911, all matters on the plan of record Plat Book 9700, page 116 and Book 547 page 14, storm water retention agreement in 20040223-0020159, drainage and detention pond easement 20070521-0060237, utility easements, set back lines, boundary lines, building and zoning regulations, and matters which an accurate survey would disclose but only to the extent the same are entitled to take priority over the deed of trust upon which this foreclosure is had and not otherwise. With respect to the Federal Tax Lien identified above, this sale is subject to the right of the United States to redeem the property as provided for in 26 USC Section 7425(d)(1) unless otherwise waived. This enumeration of possible encumbrances is not intended to impair the priority of the lien of the Deed of Trust being foreclosed nor impair the title conveyed herein.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging, unto the Grantee, Grantee's heirs, successors and assigns, in fee simple forever and in bar of all right or equity of redemption. Successor Trustee transfers, assigns and sets over unto Grantee all of the covenants and warranties contained in the aforesaid Deed of Trust in as full and ample manner as the Trustee has authority to transfer the same, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Deed.

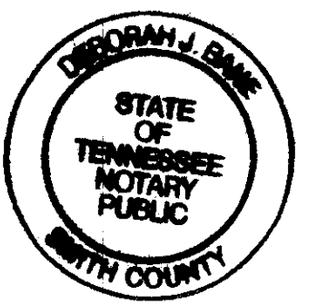
A. J. Sharenberger, III, Successor Trustee

STATE OF TENNESSEE
COUNTY OF SMITH

Before me, a Notary Public within and for the state and county aforesaid, personally appeared A. J. Sharenberger, III, Successor Trustee, with whom I am personally acquainted or proved 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 foregoing instrument as Successor Trustee for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and official seal at office at Carthage, Tennessee on this the 24th day of June, 2010.

Notary Public
My Commission Expires: 5-13-13



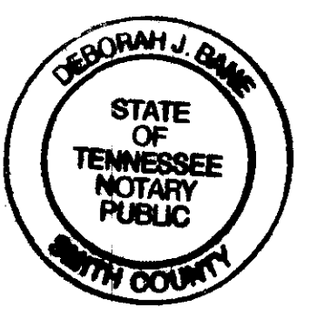
STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear or affirm that he actual consideration for this transfer is $151,000.00.

Affiant

SUBSCRIBED and sworn to before me, this the 24th day of June, 2010.

Notary Public My commission expires: 5-13-13



Law Offices of
A.J. SHARENBERGER, III
(615)-897-3460
P.O.Box 56
Elmwood, TN 38560

May 17, 2010

Internal Revenue Service
Chief of Special Procedures Section
Attn: Mr. Kelly
Nashville District
801 Broadway
MDP 53
Nashville, TN 37203

Via Certified Mail No. 7010 0290 0002 7656 3886

RE: Notice of Foreclosure on Property Encumbered by Federal Tax Lien

Dear Mr. Kelly;

This Notice is given by A.J. Sharenberger, III, Attorney P.O. Box 56, Elmwood, TN 38560.

Enclosed are copies of three Notices of Foreclosure by Greenbank regarding property owned by Richard Ice Building Group, Inc., encumbered by the two enclosed Federal Tax Liens dated August 25, 2009 for $6,853.93 and dated March 12, 2010 for $54,512.56 recorded in Instrument Nos. 20090831-0081347 and 20100322-0021312 in the Davidson County Register's Office, Nashville, Tennessee. Each notice of foreclosure contains a description of the real property being foreclosed and also the date, time and place of the foreclosure sale.

Notice of Foreclosure No. 1 is for a sale of 5 building lots in Westland Square Subdivision on Maudina Avenue in Nashville, Tennessee. The address of each lot is shown on the detailed attachment included with this letter. Each lot is valued by the tax assessor at $40,000 for a total tax valuation of $200,000. The current balance owed on the loan secured by the deed of trust for this foreclosure sale is $, and expenses of the foreclosure sale are estimated at $.

Notice of Foreclosure No. 2 is for a sale of Lot 5 in the same subdivision at 5741 Maudina Avenue that has been improved with a dwelling valued by the tax assessor at $270,200.00. The current balance owed on the loan secured by the deed of trust for this foreclosure sale is $, and expenses of the foreclosure sale are estimated at $).

Notice of Foreclosure No. 3 is for a sale of Lot 2 in the same subdivision at 5729 Maudina Avenue that has been improved with a dwelling valued by the tax assessor at $202,500.00. The current balance owed on the loan secured by the deed of trust for this foreclosure sale is $, and expenses of this foreclosure sale are estimated at $.

The foreclosure sales will begin on site at 5729 Maudina Avenue, Nashville, Tennessee at noon on June 16, 2010 and be conducted by Bob Parks Realty and Auction Co., Inc.

A more detailed summary of the amount owed on each loan, the lots being sold, and the expenses of sale is attached hereto. The amount of the auctioneer's fee depends upon the final sales price of the property. The commission has been calculated as if each property will be sold for 80% of its tax appraised value, but the actual sales price and actual commission is likely to differ from the estimate based on the final sales price at auction.

If any further information is needed, please let me know.

Sincerely,

A.J. Sharenberger, III

Enclosures

Detailed Summary of Foreclosure
Notice of Foreclosure Nos. 1, 2 and 3
Copies of Two Federal Tax Liens

Deed of Trust being Foreclosed	No 1.	No. 2	No. 3
Instrument No.	20070411-0042958	20070411-0042961	20080213-0014261
Recorded Date	April 11, 2007	April 11, 2007	February 13, 2008
Original Amount	$507,000.00	$196,000.00	$168,000.00
Current Principal			
Current Interest			
Current other charges			
Prepayment penalty			
Total Current Balance at 5/17/2010			
Per diem interest rate			
Secured by Lot Nos.	4, 6, 7, 12 and 13 (other lots have been released)	Lot 5 at 5741 Maudina Ave, Nashville, TN 37209	Lot 2 at 5729 Maudina Avenue, Nashville, TN 37209
Tax Assessors Value	Lot 4 –(5737 Maudina Ave)-- $40,000.00	$270,200.00	$202,500.00
	Lot 6-(5745 Maudina Ave)-- $40,000.00		
	Lot 7-(5749 Maudina Ave)-- $40,000.00		
	Lot 12- (5769 Maudina Ave) - $40,000.00		
	Lot 13-(5773 Maudina Ave) -- $40,000.00		
Estimated Publication Costs	$631.00	$629.50	$629.50
Estimated Appraisal Fees			
Estimated Postage			
Estimated Auctioneer fees at 3.98% of sales price commission assuming sale at 80% of tax value			
Estimated Attorneys Fees			
Total Estimated Foreclosure Expenses			

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

June 16, 2010

Law Offices of A.J. Sharenberger, III
P.O. Box 56
Elmwood, Tennessee 38560

Dear Mr. Sharenberger:

This is to acknowledge receipt of your correspondence dated May 17, 2010 regarding Richard Ice Building Group, Inc., 5741 Maudina Avenue, Nashville, Tennessee 37209, TIN XX-XXX4073. 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 Wendy Smoot, badge number 1000342330, telephone number, (615)250-5093, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

L Dunn

Leticia Dunn
Technical Services Group Manager

Enclosure