BILL GARRETT, Davidson County
Trans:T20100040645 DEEDTRS
Recvd: 07/02/10 09:35 3 pgs
Fees:18.00 Taxes:757.02
20100702-0051933

This instrument prepared by: Walter N. Winchester, Esq.
Suite 1000, First Tennessee Plaza
800 South Gay Street
Knoxville, Tennessee 37929
Phone: (865) 637-1980

Responsible Taxpayer and Property Owner:

Amon Ringemann and Anna Ringemann
3937 Gallatin Road
Nashville, TN 37216-2499

CLT No. 42-16-211.00

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$204,600.00** at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 24th day of June, 2010.

Notary Public

My Commission Expires: 4/1/13

PAMELA M. HOPPER NOTARY PUBLIC STATE OF TENNESSEE KNOX COUNTY

SUCCESSOR TRUSTEE'S DEED

This instrument made this the 24th day of June, 2010, by and between **Walter N. Winchester,** Successor Trustee, of Knox County, Tennessee, party of the first part, and **Amon Ringemann and Anna Ringemann,** party of the second part.

WITNESSETH:

THAT, WHEREAS, on February 27, 2002, Thomas E. Stewart duly executed and acknowledged a Deed of Trust of record at Instrument No. 20020305-0027329, in the Register's Office for Davidson County, Tennessee, conveying to FMLS Inc., Trustee, the hereinafter described real estate to secure payment of the debts of Thomas E. Stewart owing to Union Planters Bank National Association, now known as Regions Bank, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of 333 Property a combined commercial and residential planned unit development of record in Book 6200, page 56, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas M. Black, a 30% interest, Thomas E. Stewart, a 30% interest, William L. Underhill, a 30% interest and Lyman T. Davis,

Jr., a 10% interest, as tenants in common, by Deed from J. Brant Hurd, Substitute Trustee, of record in Book 7272, page 499, Register's Office for Davidson County, Tennessee. William L. Underhill subsequently conveyed 15% (1/2) of his thirty (30%) interest in and to said property unto Howard L. McDonald, 7.50% (1/4) of his thirty (30%) interest unto Thomas E. Stewart, and 7.50% (1/4) of his thirty (30%) interest unto Thomas M. Black, by Quitclaim Deed of record in Book 7607, page 279, said Register's Office. Subsequently, Thomas M. Black conveyed his entire 37.50% interest in and to said property unto Thomas E. Stewart by Quitclaim Deed of record in Book 10161, page 975, said Register's Office. Subsequently Lyman T. Davis, Jr., conveyed all of his right, title and interest in and to said property unto Thomas E. Stewart, by Quitclaim Deed of record in Instrument No. 200203050027326, said Register's Office. Subsequently Ann M. McDonald, devisee under the will of Howard L. McDonald, deceased, conveyed all of her right, title and interest in and to said property unto Thomas E. Steward, by Quitclaim Deed of record in Instrument No. 200203050027327, said Register's Office, thereby giving Thomas E. Stewart, a 100% interest in and to said property. Thomas E. Stewart subsequently conveyed all of his right, title and interest in and to said property unto Thomas E. Stewart, Trustee with full power to bargain, sell, convey, mortgage, lease or otherwise encumber without the necessity of joinder by any beneficiary, by Quitclaim Deed of record in Instrument No. 200203050027328, said Register's Office.

WHEREAS, default has been made in the payment of the total amount due and payable as provided in the above-described Note, which total amount was past due at the time the foreclosure of said Deed of Trust was begun, and the owner and/or holder of said Note directed the party of the first part to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, Walter N. Winchester was appointed Successor Trustee on January 27, 2010, by the Beneficiary under said Deed of Trust, said Appointment of Successor Trustee being of record at Instrument No. 20100211-0010899, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, party of the first part did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper published in Davidson County, Tennessee, to-wit, the Tennessean, giving the time, place and terms of said sale; and

WHEREAS, on June 8, 2010, at 11:00 a.m. local time, the sale was convened at the actual location of the property herein described Madison, Davidson County, Tennessee, the time and place fixed in the advertised Notice of Sale, and the foregoing described real estate was offered for sale at public auction FOR CASH to the last, highest and best bidder free from all equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights of every kind, the same having been waived by the terms of said Deed of Trust, and being cried for a reasonable time, was finally sold to the party of the second part, at a bid of **$204,600.00**, party of the second part being the highest and best bidder, which purchase price was paid to party of the first part and then applied by party of the first part as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, party of the first part, as Successor Trustee, does hereby grant, bargain, sell, transfer, and convey unto the said party of the second part the real estate hereinbefore described, TO HAVE AND

TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

Party of the first part as Successor Trustee, does hereby transfer, assign, and set over unto the party of the second part, its (their) heirs, executors, administrators, representatives, successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Successor Trustee, but no further or otherwise; provided, however, this conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, conditions, restrictions, and any current or delinquent *ad valorem* property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

Pursuant to T.C.A. §35-5-104, the following lien claimed by the United States of America pursuant to 26 U.S.C. §7425(b) may apply to said Real Property, for which timely notice has been given by the undersigned to the United States and its authorized agent, and said Real Property will be subject to the right of the United States to redeem the land as provided for in 26 U.S.C. §7425(d)(1): Notice of Federal Tax Lien of record at Instrument No. 20100322-0021300 in the Register's Office for Davidson County, Tennessee. **This conveyance is subject to the United States of America's right of redemption provided by 26 U.S.C. §7425(d)(1).** A copy of the Notice given to the United States of America and its response thereto is attached hereto and made a part hereof.

IN WITNESS WHEREOF, party of the first part has ~~hereunto set~~ his hand and seal the day and year first above written.

Walter N. Winchester, Successor Trustee

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

Personally appeared before me, Pamela M. Hopper a duly commissioned Notary Public in and for the County and State aforesaid, Walter N. Winchester, Successor Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 24th day of June, 2010.

Pamela M. Hopper
Notary Public

My Commission Expires: 4/1/13

PAMELA M. HOPPER NOTARY PUBLIC STATE OF TENNESSEE KNOX