TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20110017620 DEEDTRS
Recvd: 03/25/11 14:14 7 pgs
Fees:38.00 Taxes:3700.00
20110325-0023213

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00

_____, Affiant
Michael B. Schwegler

ASHLEY N. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 18th DAY OF MARCH, 2011

_____
Notary Public

MY COMMISSION EXPIRES: 7-3-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Reliant Bank **1736 Cartohers Parkway,** **Suite 100** **Brentwood, TN 37027**	**SAME AS OWNER**	**11910000200**

This **Instrument** made and entered into on this 18th day of March, 2011, by and between Ernest B. Williams IV, as Trustee, a resident of Davidson County Tennessee whose address is: P.O. Box 159264, Nashville, Tennessee 37215 ("Trustee"), and Reliant Bank ("Grantee");

WHEREAS, by deed of trust dated February 24, 2006 of record at Instrument No. 20060228-0022932, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), The Fuzzell Family, LLC conveyed to Ernest B. Williams IV, as trustee, the property (the "Property") described in this instrument, for the benefit of Reliant Bank as beneficiary (the "Lawful Holder");

WHEREAS, a default has occurred with respect to the Deed of Trust and the Lawful Holder has directed the Trustee to sell the Property in the manner described in the Deed of Trust and according to applicable law;

WHEREAS, due notice of such sale as required by law was given to the State of Tennessee Department of Revenue, who had filed a state tax lien upon the Property;

WHEREAS, the Trustee caused a foreclosure sale to be advertised in a newspaper published in the county where the property is located February 25th, March 5th and 11th 2011.

WHEREAS, at the time, place and date specified in notices or advertisements published in accordance with the Deed of Trust and applicable law the Trustee caused the Property to be offered for sale at public outcry on March 18, 2011 After opening the floor for competitive bids, the Property was sold to Grantee at the price of $1,000,000.00.

NOW, THEREFORE, I, Ernest B. Williams IV, pursuant to my powers as Trustee and not further or otherwise, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto Reliant Bank (Grantee), Grantee's heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon and affixed thereto, but only pursuant to my powers at trustee and not further or otherwise. The Property is further described as follows:

BEGINNING at an iron pin in the northeastern corner of the McKnight Property, as of record in Book 7273, Page 149, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

THENCE North 84 degrees 58 minutes 00 seconds West, 108.44 feet to an iron pin;

THENCE North 08 degrees 43 minutes 28 seconds East, 84.48 feet to an iron pin;

THENCE South 87 degrees 55 minutes 57 seconds East, 302.63 feet to an iron pin;

THENCE South 83 degrees 23 minutes 24 seconds East, 9.87 feet to an iron pin;

THENCE South 83 degrees 30 minutes 57 seconds East 414.31 feet to an iron pin;

THENCE South 06 degrees 14 minutes 20 seconds West, 85.84 feet to a concrete monument;

THENCE South 06 degrees 27 minutes 53 seconds West, 54.57 feet to an iron pin;

THENCE North 82 degrees 17 minutes 48 seconds West, 621.64 feet to an iron pin;

THENCE North 07 degrees 16 minutes 36 seconds East, 22.23 feet to the point of beginning,

CONTAINING 90,901.02 square feet or 2.09 acres, more or less according to a survey dated October 5, 2005, and revised on February 22, 2006, prepared by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., RLS# 1728, 2814 Foster Avenue, Nashville, Tennessee 37210.

Being the same property conveyed to THE FUZZELL FAMILY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from HORRELL PROPERTIES, INC., FORMERLY KNOWN AS HORRELL REFRIGERATION, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20060228-0022930, dated February 24, 2006, said Register's Office.

(the "Property")

Property address: 2832 Logan Street, Nashville, TN 37211, UNIT C

To have and to hold unto the Grantee, the Property, together with all improvements thereon, in bar of all right and equity of redemption, statutory right of redemption, homestead, dower ,curtesy and exemption rights and all other rights and interests as provided in, but only to the extent provided in, the Deed of Trust.

Said sale is subject to all defects of title; easements; restrictions; liens; taxes; rights of parties in possession; and redemption rights existing by law, to the extent such matters were not extinguished by the sale under the Deed of Trust.

This instrument is provided without warranty by the Trustee of any nature. Trustee conveys to Grantee only pursuant to his rights and powers granted as set forth in this Instrument and in accordance with Tennessee Law.

Ernest B. Williams IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public of the State and County aforesaid, personally appeared Ernest B. Williams IV, 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 Trustee as set forth in this instrument, and that he as such Trustee being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of March, 2011

Notary Public

My commission expires:7-3-2012

(Affix visible seal)

ASHLEY N. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12

ERNEST B. WILLIAMS IV, PLLC

Ernie Williams
P.O. Box 159264
Nashville, TN 37215
Phone: 615-372-0993
Facsimile: 615-371-1572
Email: erniewilliams@ewivlaw.com
Website: www.ewivlaw.com

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND REGULAR US MAIL

Commissioner of Revenue
Director, Tax Enforcement Division
Revenue Enforcement Division
Special Procedures Section
Post Office Box 190665
Andrew Jackson State Office Building
Nashville, TN 37219-0665

February 15, 2011

Re: Notice of Sale Pursuant to Tenn. Code Ann. §67-1-1433 ("Notice")

Dear Sir or Madam;

This Firm represents Reliant Bank ("Beneficiary") the owner and holder of a Multipurpose Note and Security Agreement executed by The Fuzzell Family, LLC., and dated as of August 14, 2006 in the original principal amount of $1,468,800.00 (the "Note"). The Note is secured by a Deed of Trust, Assignment of Leases and Security Agreement dated as of February 24, 2006 and recorded as Instrument No. 20060228-0022932 in the Register's Office of Davidson County Tennessee, a copy of which is attached hereto as **Exhibit A** (collectively the "Deed of Trust"). The Note is in default has been accelerated and demand for payment has not been honored. Ernest B. Williams IV of this firm and to be found at the address set forth above, is trustee under the Deed of Trust. The Beneficiary has instructed the trustee to foreclose the property secured by the Deed of Trust by power of sale on March 18, 2011.

The Tennessee Department of Revenue has filed a Notice of State Tax Lien against the property, which notice was filed in the Register's Office of Davidson County where the property is located.

This notice is being submitted to you pursuant to T.C.A. §67-1-1433 as follows:

1. This Notice is submitted by Ernest B. Williams IV, PLLC., P.O. Box, 159264, Nashville, TN 37215 on behalf of Reliant Bank.

2. The State of Tennessee Department of Revenue has filed a Notice(s) of State Tax Lien(s) ("Tax Lien Notice") against The Fuzzell Family, LLC. The address of the taxpayer(s) as shown on the Tax Lien Notice is 3545 Couchville Pike, Hermitage, TN 37076-4012. The Notice of State Tax Lien bears Entity ID Number 001 20-4337183/000 and was dated November 23, 2010 and is of record at Instrument No. 20101201-0095327, Register's Office of Davidson County, Tennessee having been recorded at the Register's Office of Davidson County, Tennessee on December 1, 2010. A copy of said Notice of State Tax Lien is enclosed herewith for your convenience as **Exhibit B**.

3. The street address of the property affected by this Notice is 2832 Logan Street, Nashville, TN 37211, (UNIT C is the mailing address) said property being more particularly described in **Exhibit C**.

4. The real property herein described in the Deed of Trust will be sold at public auction for cash on March 18, 2011 at 12:00 Noon at the front door of the Davidson County Courthouse in Nashville, Tennessee. We have attached hereto a copy of the legal notice (advertisement) for the foreclosure sale as **Exhibit D**.

5. The outstanding indebtedness due and owing in connection with the Note is approximately $1,308,139.48 principal, $35,730.92 in accrued interest and $25,158.42 in Late charges for a total payoff of $1,369,028.82 as of February 14, 2011 net of attorneys' fees, title work, advertising and other costs of foreclosure.

Sincerely,

Ernest B. Williams IV, PLLC

Ernest B. Williams, IV

By: Ernest B. Williams IV

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

February 18, 2011

Ernest B Williams IV
Attorney at Law
P O Box 159264
Nashville, TN 37215

Re: Foreclosure Sale of Property Owned by: **The Fuzzell Family LLC**
Entity Number: **001 204337183/000**

This is in reference to your letter dated February 15, 2011 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 18, 2011** is **$5,794.33**. *(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.

Lien Desk 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*