BILL GARRETT, Davidson County
Trans:T20110025353 DEEDTRS
Recvd: 04/29/11 12:28 5 pgs
Fees:28.00 Taxes:18.69
20110429-0032910

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PAR
Rex Frasier Enterprises, LLC P. O. Box 2025 Madison, TN 37116	SAME	06312000700

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001.

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 16, 2004, of record in Instrument Number 20041217-0150254, Register's Office of Davidson County, Tennessee, DUNKLIN K. MURREY, UNMARRIED, conveyed to OLDHAM & DUNNING, LLC, Sumner County, Tennessee, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on April 12, 2011, at on or about 10:00 a.m. at the at the South main door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to REX FRASIER ENTERPRISES, LLC (hereinafter referred to as "Grantee") for the sum of $5,050.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of he premises and the payment by Grantee, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Oldham & Dunning, LLC, TRUSTEE, does hereby grant, bargain, sell and convey to the said Grantee, its heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

BEING Lot Nos. 3 through 6, of Block "R", on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description. Also described as Tract 17 on the boundary survey for Jim Stevens Realty & Auction Associates dated September 27, 2004, Rev. 10-21-04, 11-04-04, 11-17-04, and 11-18-04 by J. Bruce Rainey, Surveyor, Tenn. Reg. No. 823.

BEING the same property conveyed to Dunklin K. Murrey by deed dated December 16, 2004, from Lois Smith, Trustee and Pat Hutton and Lois Smith, of record in Instrument 20041217-0150253, Register's Office for Davidson County, Tennessee. Also being the same property described in a quitclaim deed to Aero Finance & Leasing of record in Instrument 20090909-0084629, Register's Office for Davidson County, Tennessee.

Property Address: Lots 3-6 South Street, Old Hickory, TN 37138. In the event of any discrepancy between the property address and the legal description, the legal description shall control.

Subject to any unpaid taxes, prior liens, easements and restrictions. Grantee will be responsible for payment of all back taxes and rollback taxes, if any. This property is sold "as is, where is" with no warranties, express or implied, as to the condition of the property or the suitability of the property for any particular purpose.

The land described herein is conveyed subject to the rights of the State of Tennessee to redeem the land as provided in T.C.A. Section 67-1-1433 (c) (1). A copy of the notice thus provided to the State

is attached hereto as Exhibit A, and a copy of the written response of the State is attached hereto as Exhibit B.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee his/its heirs, successors and assigns, in fee simple forever, to whom the said OLDHAM & DUNNING, LLC TRUSTEE, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under it as such Trustee, but not further or otherwise. The Trustee expressly disclaims any warranties concerning any matters that an accurate survey of the premises might disclose, including boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein.

If applicable, the notice requirements of Tennessee Code Annotated 35-5-117 have been met.

IN WITNESS WHEREOF, the said Oldham & Dunning, LLC, TRUSTEE, has hereunto set its hand and seal on April 12, 2011.

Oldham & Dunning, LLC, Trustee

By Bruce N. Oldham, Chief Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

On April 12, 2011, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainor, BRUCE N. OLDHAM, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Oldham & Dunning, LLC, the within named bargainor, a Limited Liability Company, and that as such Chief Manager, being authorized so to do, caused to be executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company, by himself as such Chief Manager.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC
My Commission Expires: 5/2/12

SUE H. DUNNING NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater is $5,050.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BRUCE N. OLDHAM

SUBSCRIBED and sworn to before me on April 12, 2011.

NOTARY PUBLIC
My Commission Expires: 5/2/12

SUE H. DUNNING NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

OLDHAM & DUNNING, LLC

Attorneys at Law

109 Public Square
Gallatin, Tennessee 37066
Telephone: (615) 452-1001
Telefax: (615) 451-9226

Bruce N. Oldham
Sue H. Dunning

EXHIBIT A

March 8, 2011

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Richard H. Roberts, Commissioner
Tennessee Department of Revenue
500 Deaderick St.
Nashville, TN 37242

CERT
MAILED
MAR 08 2011
cc: TG

RE: Section 67-1-1433(b)
Notice of Substitute Trustee's Sale

Dear Mr. Roberts:

This firm represents THE FARMERS BANK, which holds a Note executed by DUNKLIN K. MURREY, UNMARRIED, dated December 16, 2004, in the original principal amount of $7,065.32. Said Note is secured by a Deed of Trust dated December 16, 2004, and recorded in Instrument Number 20041217-0150254, Register's Office of Davidson County, Tennessee. A copy of the Deed of Trust is enclosed. The Note is in default and demand for payment of the amount in default has been made, but such demand has not been honored. The holder of the Deed of Trust, therefore, has declared the Note to be in default so that full payment of the Note is now required and has demanded that the property covered by the Deed of Trust, as hereinafter described, be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure.

It is my understanding that the State of Tennessee Department of Revenue has filed a notice of state tax lien against the property. Therefore, this notice is being submitted to you pursuant to T.C.A. Section 67-1-1433(b) as follows:

1. This notice is submitted by Bruce N. Oldham, Oldham & Dunning, 109 Public Square, Gallatin, Tennessee 37066, on behalf of THE FARMERS BANK.

2. The State of Tennessee Department of Revenue has filed a Notice of State Tax Lien ("Tax Lien Notice") against DUNK MURREY, D/B/A DUNK MURREY. The address of said taxpayer as shown on the Tax Lien Notice is 410 28th Street, Old Hickory, TN 37138-2518. Tax Lien Notice was dated May 8, 2009, of record in Instrument 20090514-0044266, Register's Office of Davidson County, Tennessee, having been recorded at said Register's Office on May 14, 2009. A copy of said Tax Lien Notice is enclosed herewith for your convenience.

3. The street address of the property affected by this notice is: unimproved Lots 3-6 South Street, Old Hickory, TN 37138, Davidson County, Tennessee, said property being more

particularly described as that certain real property situated in Davidson County, Tennessee, as follows:

BEING Lot Nos. 3 through 6, of Block "R", on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description. Also described as Tract 17 on the boundary survey for Jim Stevens Realty & Auction Associates dated September 27, 2004, Rev. 10-21-04, 11-04-04, 11-17-04, and 11-18-04 by J. Bruce Rainey, Surveyor, Tenn. , Reg. No. 823.

BEING the same property conveyed to Dunklin K. Murrey by deed dated December 16, 2004, from Lois Smith, Trustee and Pat Hutton and Lois Smith, of record in Instrument 20041217-0150253, Register's Office for Davidson County, Tennessee.

4. The real property herein described will be sold at public auction for cash on April 12, 2011 at 10:00 a.m., at the front door of the Davidson County Courthouse in Nashville, Tennessee. Enclosed herewith is a copy of the Notice of Substitute Trustee's Sale.

5. The approximate amount of indebtedness on the Note secured by the Deed of Trust is approximately $2,488.89 plus the expenses and attorney's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $3,000.00.

6. The property herein described is also subject to the following encumbrances: 2010 county property taxes of $344.43 plus penalties and interest; Judgment by Renasant Bank against Dunklin Murrey in the original sum of $154,292.16 of record in Instrument 20100830-0068638 Register's Office for Davidson County, Tennessee; quitclaim deed to Aero Finance & Leasing of record in Instrument 20090909-0084629, Register's Office for Davidson County, Tennessee.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. Section 67-1-1433(b), which notice must be given to the Commissioner of Revenue or his delegate. Please advise me immediately of any deficiency in this notice.

Sincerely,

BRUCE N. OLDHAM

Enclosures

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

March 16, 2011

EXHIBIT
B

Bruce N. Oldham
Oldham & Dunning, LLC
109 Public Square
Gallatin, TN 37066

Re: Foreclosure Sale of Property Owned by: **Dunk Murrey**
Entity Number: **002 XXX-XX-6126/000**

This is in reference to your letter dated March 10, 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 **April 12, 2011** is **$590.42**. *(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.

4/27/11

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

SP/bt
c: *file*