ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
McCulloch Company, LLC 1234 Weeping Cherry Hermitage, TN 37076	NEW OWNER	Map 75-12 E Parcel 22.CO

This instrument prepared by: Robert J. Notestine III, Attorney at Law
109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20110049675 DEEDTRS
Recvd: 08/15/11 08:37 6 pgs
Fees:33.00 Taxes:962.00
20110815-0062534

TRUSTEE'S DEED

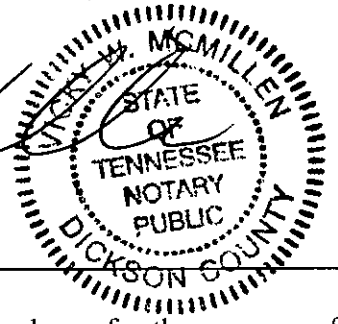
This indenture made the 10th day of March, 2011, by and between Robert J. Notestine III, Trustee (party of the first part) and The McCulloch Company, LLC, a Tennessee limited liability company, party(ies) of the second part.

WITNESSETH:

WHEREAS, on the 3rd day of November, 2010, Stephen K. Richey, Sr., did duly execute or convey to the Trustee named therein, a certain All-Inclusive Deed of Trust which was duly registered in the Register's Office for Davidson County, Tennessee, in Instrument 20081107-0111038, whereby was conveyed a parcel of property which is described in the Deed of Trust as follows:

> Land in Davidson County, Tennessee, being Lot 32, First Revision Blossom Trace, as shown on plat of record in Instrument 20010920-0101745 and Surveyors's Certificate of Correction recorded in Instrument 20011025-0116872, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same Property conveyed to Stephen K. Richey, Sr. by Quitclaim Deed from The McCulloch Company, LLC of record in Instrument No. 20081107-0111037, Register's Office for Davidson County, Tennessee.
>
> This is improved real property commonly known as 1317 Weeping Cherry Lane, Hermitage, Tennessee 37076

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $260,000.00.
(
(
(Affiant
(
(Subscribed and sworn to before me
(this 10th day of March, 2011.
(
(
(Notary Public
(My Commission Expires: 1-24-15
(



AND WHEREAS, the said Deed of Trust Deed was for the purpose of securing a certain indebtedness of Two Hundred Ninety Four Thousand Dollars ($294,900.00), as evidenced by an Note dated November 3, 2008, in the amount of Two Hundred Ninety Four Thousand Nine Dollars ($294,900.00).

AND WHEREAS, default was made and said Note and Deed of Trust and thereupon at the request of the beneficiary of said trust, the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: The Tennessean giving the time and place and terms of sale:

AND WHEREAS, Robert J. Notestine III was appointed as Trustee by the Deed of Trust of record in Instrument 20081107-0111038, Register's Office for Davidson County, Tennessee; and

AND WHEREAS, on the 10th day of March, 2010, at 10:30 o'clock a.m. at the south entrance of the Historic Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off

to the party(ies) of the second part hereto at the bid of Two Hundred Sixty Thousand ($260,000.00), the party of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, The McCulloch Company, LLC, a Tennessee limited liability company, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party(ies) of the second part, their heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise. This conveyance is subject to any evidencing deeds of trust and the liens of the Internal Revenue Service of record in Instrument No. 20101210-0098457, Register's Office for Davidson county, Tennessee. Evidence of proper notice to the Internal Revenue Service pursuant to U.S.C. Sub. Sec. 7425 (d)(l) is attached as Exhibit A to this Deed.

WITNESSETH the hand of the first party, the date and year first written.

ROBERT J. NOTESTINE III
Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of March, 2011.

Notary Public

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

January 7, 2011

The Law Offices of Robert J. Notestine III
109 Kenner Avenue, Suite 201
Nashville, TN 37205

Dear Mr. Notestine:

This is to acknowledge receipt of your correspondence dated December 31, 2010 regarding Stephen K. Richey, 1317 Weeping Cherry Lane, Hermitage, TN 37076, TIN xxx-xx-1820. 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 LaSonia Kimes, badge number 1000342229, telephone number, (615)250-5647, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

Leticia Dunn
Technical Services Group Manager

Enclosure

FAX TO: LaSonia Kimes, 615-250-6008

REPORT OF SALE

Stephen K. Richey
1317 Weeping Cherry Lane, Hermitage, TN 37076
xxx-xx-1820

Date Sale Held: 3-10-11 Sale Price: 260,000.00

Purchaser's Name and Address: McCulloch Company LLC
1234 Weeping Cherry
Hermitage TN 37076

Payoff Amount of Foreclosing Instrument: 260,000.00 by lender

Detail Expenses Charged to the Sale: The loan principal was in
excess of the amount bid by lender. Lender absorbed all charges

Will You Seek a Deficiency Judgment? YES NO -not determined yet

Amount of Judgment Obtainable: $75,000.00

Judgment Recording Place: N/A

Volume: N/A Page: N/A

"Under penalty of perjury, I declare this information true, correct and complete."

3-14-11
Date

Signature

MAIL TO:
INTERNAL REVENUE SERVICE
AREA DIRECTOR COMPLIANCE
ATTN: TECHNICAL SERVICES
801 BROADWAY, MDP 53
NASHVILLE, TN 37203