SUCCESSOR TRUSTEE'S DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
When recorded return to: TrustLand Title & Escrow, LLC. 1720 West End Avenue, Ste 400 Nashville, TN. 37203	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00 Affiant
BILL GARRETT, Davidson County Trans:T20120058497 DEEDTRS Recvd: 08/07/12 14:03 13 pgs Fees:68.00 Taxes:832.50 20120807-0070355	SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2012. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

J. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Roberts & Wicker, PLLC
1720 West End Avenue, Suite 402
Nashville, Tennessee 37203

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sandra G. Cantrell **5125 Millerburg Road** **Bell Buckle, TN. 37020**	**New Owner**	**160150D00600CO**

This Instrument made and entered into on this 3rd day of August, 2012, by and between J. David Wicker, as the Successor Trustee and not Individually ("Trustee"), and Sandra G. Cantrell ("Grantee");

WHEREAS, by deed of trust dated May 23, 2006 of record at Instrument No. 20060525-0061804, corrected by Scrivener's Affidavit in Instrument No. 20090714-0065551 and assigned in Instrument No. 20120509-0040190, in the Register's Office for Davidson County, Tennessee

(the "Deed of Trust"), Mack H. McClung and J.D. Eatherly conveyed to Jerry P. Spore, as trustee, the property (the "Property") described in this instrument;

WHEREAS, the obligations secured by the Deed of Trust were assigned to Sandra Cantrell, the holder and successor beneficiary under the Deed of Trust (the "Lawful Holder");

WHEREAS, the Lawful Holder appointed Trustee to serve as successor trustee by instrument of record at Instrument No. 20120509-0040191, Register's Office for said County;

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 District Director of the Internal Revenue Service, who had filed a federal tax lien upon the Property;

WHEREAS, the Trustee caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust, providing notice and advertising that the Property would be sold on August 3, 2012 at 12:00 PM/Noon local time at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, to the highest and best bidder for cash by the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice, and said Foreclosure Sale Notice was published on July 13, 20, and 27, 2012; and

WHEREAS, the Trustee personally appeared (or appeared by Designated Agent) and offered the Property for sale at public outcry and the highest, best, and last bid received was the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars ($225,000.00) by the Grantee and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, I, J. David Wicker, 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 Sandra G. Cantrell (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:

Land in Davidson County, Tennessee, being Unit 6, PHASE I, ST. MARTIN SQUARE AT SEVEN SPRINGS Condominiums, as established under Master Deed of record in Instrument 20060310-0028319, amended at Instrument No. 20061109-0139692, corrected at 20080730-0077840, amended at 20090624-0058791 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mack McClung and J.D. Eatherly by Corporate Special Warranty Deed from St. Martin Square, Inc., a Tennessee Corporation, recorded on the 25th day of May, 2006 in Instrument No. 20060525-0061803 in the Register's Office of Davidson County, Tennessee.

(the "Property")

Property address: 311 Seven Springs Way Unit 202, Brentwood, Tennessee 37027

To have and to hold unto the Grantee, the Property, together with all improvements thereon, in bar all right of homestead, equity of redemption, curtesy and dower, appraisement and marshalling of liens and assets rights relating to the Property 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.

J. David Wicker, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the Undersigned, a Notary Public of the State and County aforesaid, personally appeared J. David Wicker, 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 3rd day of August, 2012.

Notary Public

C.M. Corriveau
Name

My commission expires: _____

(Affix visible seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

ROBERTS & WICKER PLLC
ATTORNEYS AT LAW

1720 WEST END AVENUE, SUITE 402 NASHVILLE, TN 37203
O: 615.242.1001 F: 615.953.2169

July 5, 2012

Via overnight delivery ~~with return receipt requested~~.

Internal Revenue Service
Area Director — Compliance
801 Broadway, MDP 53
Nashville, Tennessee 37203
ATTN: Technical Services

2012 JUL -9 PM 2:12

Re: Section 7425 Notice of Sale ("Notice")

Dear Area Director:

This firm represents Sandra G. Cantrell who holds a Promissory Note executed by Mack H. McClung and J.D. Eatherly dated May 23, 2006 in the original principal amount of $335,044.12. Said Note is secured by a Deed of Trust (Leasehold) dated May 23, 2006 and recorded in Instrument No. 20060525-0061804 and corrected by Scrivener's Affidavit recorded July 14, 2009 in Instrument No. 2009071-0065551 of the Register's Office of Davidson County, Tennessee. 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 Note and Deed of Trust has declared the Note to be in default so that full payment of the Note is now required, has demanded that the property covered by the Deed of Trust be sold, and has directed that the sale be advertised and sold in satisfaction of said indebtedness and the costs of the foreclosure.

It is my understanding that the Internal Revenue Service has filed one (1) notice of federal 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 Section 7425 of the Internal Revenue Code of 1986, as amended, as follows:

1. This Notice is submitted by Roberts & Wicker, PLLC, 1720 West End Avenue, Suite 402, Nashville, Tennessee 37203, on behalf of Sandra G. Cantrell.

2. The Nashville District of Internal Revenue Service has filed One (1) Notice(s) of Federal Tax Lien(s) ("Tax Lien Notice") against Mack H. McClung in the initial amounts of $1,118,593.59. The address of said taxpayers as shown on the Tax Lien Notice is 1720 West End Avenue, Suite 600, Nashville, Tennessee 37203-2613. The Tax Lien Notice, in the amount of $1,118,593.59, bears Serial Number 586101909 and was dated October 6, 2009, and is of record in Instrument No. 20091006-0092888, restated at Instrument No. 20100706-0052543, Register's Office of Davidson County, Tennessee having been recorded

at the Register's Office on October 9, 2009. Copies of the Tax Lien Notices are enclosed herewith for your convenience.

3. The street address of the property affected by this Notice is 311 Seven Springs Way, Apt. 202, Unit #6, Brentwood, TN 37027, said property being more particularly described in Exhibit A, which is enclosed herewith.

4. The real property herein described will be sold at public auction for cash on August 3, 2012, commencing at 12:00 PM/Noon local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee. Enclosed herewith is a copy of the Notice of Successor Trustee's Sale.

5. The total indebtedness secured by the Deed of Trust as of June 26, 2012 is approximately $293,674.61, plus the expenses and attorneys' fees incurred in connection with this foreclosure. It is anticipated that additional costs and expenses in this foreclosure will not be less than $1500.00.

6. The property herein described is also subject to the following encumbrances we have found of record as of June 26, 2012:

(a) The real property, as described in Exhibit A, upon which the Deed of Trust (Leasehold) derives is subject to delinquent County of Davidson taxes for the year 2011 in the base amount of $2,863.14, plus penalties and interest in the amount of $42.95, good through March 31, 2012, for Tax Identification no. 160150D00600CO.

(b) The real property, as described in Exhibit A, upon which the Deed of Trust (Leasehold) derives is subject delinquent County of Davidson taxes for the year 2010 in the base amount of $2,863.14, plus penalties and interest in the amount of $893.00, good through March 31, 2012, for Tax Identification no. 160150D00600CO.

(c) The real property, as described in Exhibit A, upon which the Deed of Trust (Leasehold) derives is subject to a judgment in favor of Cadence Bank, N.A. against Mack H. McClung and James C. Spangler, filed February 3, 2012, of record in Instrument No. 20120203-0010171, Register's Office of Davidson County, Tennessee.

(d) The Deed of Trust (Leasehold).

(e) The Declaration of Covenants, Conditions and Restrictions is recorded in Instrument No. 20000713-0069415, amended at Instrument Nos. 20000713-0075531, 20000818-0081931, 20010803-0082967 and 20011024-0116171 in the Register's Office of Davidson County, Tennessee.

(f) The Master Deed establishing PHASE I, ST. MARTIN SQUARE AT SEVEN SPRINGS Condominium, of record in Instrument No. 20060310-0028319 in the Register's Office of Davidson County, Tennessee.

(g) The Charter of St. Martin Square at Seven Springs Homeowners Association, recorded at Instrument Nos. 20040520-0059668, 20010726-0079648 and 20060217-0019487 in the Register's Office of Davidson County, Tennessee.

(h) The Easement for Stormwater Detention Agreement is recorded in Instrument No. 20040816-0098712 in the Register's Office of Davidson County, Tennessee.

11. Part of Map 160, Parcel 46.00 in the Register's Office of Davidson County, Tennessee.

Please accept his letter as the twenty five (25) day notice required by Section 7425 of the Internal Revenue Code of 1986, as amended, which notice must be given to the Secretary of Treasury or his/her delegate as provided for by the relevant federal regulations. Please advise me immediately of any deficiency or inadequacy of this notice.

We would ask that you acknowledge receipt of this notice as being timely. Moreover, we would ask that following the sales, that the IRS waive its right of redemption and release its lien.

Sincerely,

Roberts & Wicker PLLC

J. David Wicker

Enclosure(s) Notice of Sale
Copy of Notice of Tax Lien
Copy of Deed of Trust

CC: Sandra Cantrell

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 6, PHASE I, ST. MARTIN SQUARE AT SEVEN SPRINGS Condominiums, as established under Master Deed of record in Instrument 20060310-0028319, amended at Instrument No. 20061109-0139692, corrected at 20080730-0077840, amended at 20090624-0058791 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mack McClung and J. D. Eatherly, a married person, by Corporate Special Warranty Deed from St. Martin Square, Inc., a Tennessee Corporation, recorded on the 25th day of May, 2006 in Instrument No. 20060525-0061803 in the Register's Office of Davidson County, Tennessee.

3592

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
S86101909

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20090868137 LIENFTL
Recvd: 10/06/09 11:32 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20091006-0092888

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer MACK H MCCLUNG

Residence
1720 W END AVE STE 600
NASHVILLE, TN 37203-2613

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	XXX-XX-6763	12/01/2008	12/31/2018	1118593.59

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 1118593.59

This notice was prepared and signed at NASHVILLE, TN, on this,

the 29th day of September, 2009.

Signature R. A. Mitchell
for MARION THARPE

Title
REVENUE OFFICER
(615) 250-5389

25-06-1728

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

Form 668(Z)
(Rev. 10-1999)

Department of the Treasury - Internal Revenue Service

Certificate of Release of Federal Tax Lien

Small Business / Self Employed - Area: 5

Serial Number
586101909

For Use by Recording Office

I certify that as to the following-named taxpayer, the requirements of section 6325 (a) of the Internal Revenue Code have been satisfied for the taxes listed below and for all statutory additions. Therefore, the lien provided by Code section 6321 for these taxes and additions has been released. The proper officer in the office where the notice of internal revenue tax lien was filed on October 06, 2009, is authorized to note the books to show the release of this lien for these taxes and additions.

PICK-UP

Name of Taxpayer
MACK H MCCLUNG

20091006-0092888

BILL GARRETT, Davidson County
Trans:T20090068968 RELFTL
Recvd: 10/08/09 14:45 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20091008-0093935

Residence
1720 W END AVE STE 600
NASHVILLE, TN 37203-2613

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	xxx-xx-6763	12/01/2008	12/31/2018	$1,118,593.59
				Total	$1,118,593.59

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

This notice was prepared and signed at Nashville, TN, on this, the 8th day of October, 2009.

Signature
K RODGERS, Employee # - 03-42303

Title
REVENUE OFFICER, Phone # - (615)250-5127

(NOTE: *Certificate of officer authorized by law to take acknowledgements is not essential to the validity of Certificate of Release of Federal Tax Lien Rev. Rul. 71-466, 1971-2 C.B. 409)*

Part 1 – Recording Office

Form 668(Z) (Rev. 10-1999)

Form 668 (Z) (Rev. 10-2000)

11953

Department of the Treasury - Internal Revenue Service

Certificate of Release of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
586101909

For Use by Recording Office

I certify that the following-named taxpayer, under the requirements of section 6325 (a) of the Internal Revenue Code has satisfied the taxes listed below and all statutory additions. Therefore, the lien provided by Code section 6321 for these taxes and additions has been released. The proper officer in the office where the notice of internal revenue tax lien was filed on October 06 2009, is authorized to note the books to show the release of this lien for these taxes and additions.

BILL GARRETT, Davidson County
Trans:T20100035816 RELFTL
Recvd: 06/14/10 10:39 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20100614-0045881

Name of Taxpayer
MACK H MCCLUNG

Residence 1720 W END AVE STE 600
NASHVILLE, TN 37203-2613

COURT RECORDING INFORMATION:

Liber	Page	UCC No.	Serial No.
n/a	n/a	n/a	200910060092888

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	XXX-XX-6763	12/01/2008	12/31/2018	1118593.59

Place of Filing

Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 1118593.59

This notice was prepared and signed at NASHVILLE, TN, on this, the 08th day of June, 2010.

Signature R. A. Mitchell

Title Director, Campus Compliance Operations

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Certificate of Release of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - RECORDING OFFICE

Form **668 (Z)** (Rev. 10-2000)
CAT. NO 600261

Form 12474
(Rev. 10-00)

3592 Department of the Treasury - Internal Revenue Service

Revocation of Certificate of Release of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone (800) 913-6050

Serial Number
586101909

For Use by Recording Office

I certify that we mistakenly issued a certificate of release of the Notice of Federal Tax Lien filed against the taxpayer named below. I declare that the certificate of release filed on 08th June 2010 **is revoked and that the lien is reinstated as provided under Internal Revenue Code Section 6325(f)(2).**

BILL GARRETT, Davidson County
Trans:T20100041108 LIENFTL
Recvd: 07/06/10 09:54 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20100706-0052543

Name of Taxpayer MACK H MCCLUNG

Residence 1720 W END AVE STE 600
NASHVILLE, TN 37203-2613

COURT RECORDING INFORMATION:

Liber	Page	UCC No.	Serial No.
n/a	n/a	n/a	200910060092888

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	XXX-XX-6763	12/01/2008	12/31/2018	1118593.59

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 1118593.59

This notice was prepared and signed at NASHVILLE, TN, on this,

the 29th day of June, 2010.

Signature R. A. Mitchell

Title Director, Campus Compliance Operations

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Revocation of Certificate of Release of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - RECORDING OFFICE COPY

Form 12474 (Rev. 10-00)
CAT. NO 73179W

Reason for Revoking the Certificate of Release of Federal Tax Lien and Reinstating the Notice of Federal Tax Lien

- [x] Federal Tax Lien released in error.
- [ ] Failure to comply with collateral agreement in connection with a compromise.
- [ ] Liability was not discharged through litigation.
- [ ] Notice of Federal Tax Lien was not refiled timely.