Address New Owner(s) as follows:
First Tennessee Bank National Association
6522 Chapman Highway
Knoxville, TN 37920

Send Tax Bills to:
same

Map Parcel Number:
030-00-0-007.00

Prepared by:
John A. Medina
Kenney, Solomon & Medina, P.C.
3675 Crestwood Parkway, Suite 300
Duluth, GA 30096

BILL GARRETT, Davidson County
Trans:T20120061629 DEEDTRS
Recvd: 08/17/12 13:40 16 pgs
Fees:83.00 Taxes:804.22
20120817-0074017

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by Jeffrey McCandless, to Thomas F. Baker, IV, Trustee, dated July 7, 2006, and received for record on July 27, 2006, and filed for record as Instrument No. 20060727-0090711, in the Register's Office of Davidson County, Tennessee; conveying the hereinafter described real estate in trust to secure payment of a promissory note and said promissory note being described therein and payable to the order of First Tennessee Bank National Association; and

WHEREAS, by instrument executed by First Tennessee Bank National Association dated May 14, 2012, and received for record on May 29, 2012, and filed for record as Instrument No. 20120529-0046226, said Register's Office, John A. Medina, a resident of Cumming, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said promissory note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under

the Deed of Trust of record as Instrument No. 20060727-0090711, aforesaid, at the request of the owner of said note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, John A. Medina, a resident of Cumming, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in the Nashville Scene, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues of July 12, 2012, July 19, 2012 and July 26, 2012, offered for sale at public outcry to the highest and best bidder for cash at the usual and customary location of the front of the Davidson County Register of Deeds office in the City of Nashville, Davidson County, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, sold on August 7, 2012, at 1:00 o'clock p.m. at public outcry, the hereinafter described real estate; at which sale First Tennessee Bank National Association being the highest and best bidder at and for the sum of $217,357.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, JOHN A. MEDINA, SUCCESSOR TRUSTEE, a resident of Cumming, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto First Tennessee Bank National Association the following described real estate located in the County of Davidson , Tennessee:

> THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
>
> BEING A PARCEL OF LAND IN THE FOURTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, LOCATED ON WHITE'S CREEK PIKE (60 FOOT R.O.W.) APPROXIMATELY 625 FEET SOUTHEAST OF SWINDLE ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> BEGINNING AT A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WHITE'S CREEK PIKE (60' R.O.W.) SAID POINT BEING THE SOUTHERLY CORNER OF THE THOMPSON PROPERTY AS OF RECORD IN DEED BOOK 10914, PAGE 784; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
>
> THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE SOUTHERLY BANK OF A CREEK, N 22° 52' 22" E, 360.41 FEET TO A POINT IN CREEK;

THENCE, ALONG CENTERLINE OF CREEK N 34° 52' 22" E, 405.00 FEET TO A POINT IN CREEK;

THENCE N 35° 08' 37" E, 50.12 FEET TO A 5/8" REBAR FOUND AT THE SOUTHERLY CORNER OF THE PERALTA PROPERTY AS OF RECORD IN DEED BOOK 923, PAGE 15838, LOT 13, PLAT BOOK 6900, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, N 35° 16' 14" E, CROSSING THE CREEK AT 150 FEET, IN ALL 299.90 FEET A 5/8" REBAR AT THE SOUTHEASTERLY CORNER OF THE SPILLERS PROPERTY AS OF RECORD IN DEED BOOK 10554, PAGE 55, LOT 15, PLAT BOOK M6900, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, N 35° 20' 49" E, PASSING AN ANGLE IRON FOUND AT 204 FEET, IN ALL 288.11 FEET TO AN IRON PIN SET WITH CAP CLC#2362 ON THE SOUTHEASTERLY BANK OF CREEK;

THENCE, CROSSING SAID CREEK N 09° 04' 06" E, 98.97 FEET TO AN IRON PIN SET WITH CAP CLC#2362 ON THE NORTHWESTERLY BANK OF CREEK AT THE SOUTHEASTERLY CORNER OF THE SWINDLE PROPERTY AS OF RECORD;

THENCE, N 71° 49' 26" W, 66.92 FEET TO AN IRON PIN FOUND WITH CAP #1623 AT THE WESTERLY CORNER OF THE PEARSON PROERTY AS OF RECORD IN DEED BOOK 1008, PAGE 122164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING SAID CREEK ALONG THE SOUTHERLY LINE OF THE PEARSON PROPERTY THE FOLLOWING TEN CALLS:

S61° 29'20"E, 490.50 FEET TO AN IRON PIN FOUND WITH CAP #1623;
S35° 45'21"E 257.189 FEET TO A RAILROAD SPIKE IN STUMP;
S37° 31' 12" E 181.77 FEET TO A RAILROAD SPIKE IN STUMP;
N77° 04'56"E 99.68 FEET TO AN IRON PIN FOUND WITH CAP#1623;
S87° 12' 14"E 116.53 FEET TO AN IRON PIN FOUND WITH CAP #1623;
N67° 29' 42"E 1871.04 FEET TO AN IRON PIN FOUND WITH CAP#1623;
S62°54' 06" E 96.92 FEET TO AN IRON PIN FOUND WITH CAP#1623;
S65° 11' 02" E 125.82 FEET TO A ½"REBAR FOUND;
S55 °20' 51" E 222.41 FEET TO A ½"REBAR FOUND AT 36" OAK;

N 37° 54'57" E 65.71 FEET TO A REBAR FOUND AT A 15" POPLAR AT THE WESTERLY CORNER OF THE BROWN PROPERTY AS OF RECORD IN DEED BOOK 10288, PAGE 314, REGISTER'S OFFICE FOR DAVIDSON TENNESSEE;

THENCE, S 72° 40' 48" E 183.97 FEET TO A PILE OF ROCKS;

THENCE, S° 43 11' 49" E 370.80 FEET TO A FORKED 40" OAK AT THE NORTHERLY CORNER OF THE ADAMS PROPERTY AS OF RECORD 6675, PAGE 768, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, S 56° 30' 31" W 420.93 FEET TO A POINT OF INTERSECTION OF TWO CREEKS;

THENCE, ALONG THE MEANDER OF SAID CREEK THE FOLLOWING ELEVEN CALLS;

S53° 01' 43"W, 197.89 FEET TO A POINT IN THE CREEK;
S47° 23' 18"W 474.96 FEET TO A POINT IN THE CREEK;
S54° 28' 36"W 164.43 FEET TO A POINT IN THE CREEK;
S68° 40' 36"W 73.30 FEET TO A POINT IN THE CREEK;
S46° 37'52"W 350.04 FEET TO A POINT IN THE CREEK;
S60° 20'36"W236.69 FEET TO A POINT IN THE CREEK;
S75° 20'12"W 188.33 FEET TO A POINT IN THE CREEK;
S79° 09'13"W 223.57 FEET TO A POINT IN THE CREEK;
S57° 44'09"W111.36 FEET TO A POINT IN THE CREEK;
S37° 55'09"W 152.69 FEET TO A POINT IN THE CREEK;
S 68° 21'41"W 220.97 FEET TO A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WHITE'S CREEK PIKE;

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THENCE N 32° 42'13"W 362.10 FEET TO A POINT;

THENCE, N 32° 09'08"W 280.27 FEET TO THE POINT OF BEGINNING;

CONTAINING 79.95 ACRES, MORE OR LESS, ACCORDING TO PLAT OF SURVEY BY FORESIGHT LAND SURVEYING, BURTON PROPERTY, CORBIN L. CARUTHERS, TENNESSEE LICENSE #2362, FILE 05-053, DATED 11-10-05.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS(S) BY A DEED RECORDED 01/13/06, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, STATE OF TENNESSEE, RECORDED 01/13/06, INSTRUMENT NO. 20060113-0005549.

KNOWN: 5115 WHITES CREEK PIKE

PARCEL: 030-00-0-007.00

If applicable, the notice requirements of T.C.A. 35-5-117 have been meet.

There is a Federal Tax Lien dated June 2, 2011 and filed June 10, 2011 as Instrument No. 20110610-0044527 of the Davidson County, Tennessee Records for which notice as required by 26 U.S.C. Sec. 7425 (b) has been timely given to the United States and the sale of the land thus advertised was subject to the right of the United States to redeem the land as provided for in 26 U.S.C. Sec. 7425 (d)(1).

Attached hereto and incorporated herein by reference as Exhibit "A" is a copy of the Notice to the Internal Revenue Service that has been stamped received by the Internal Revenue Service.

There is a Federal Tax Lien dated April 13, 2012 and filed April 23, 2012 as Instrument No. 20120423-0034319 of the Davidson County, Tennessee Records for which notice as required by 26 U.S.C. Sec. 7425 (b) has been timely given to the United States and the sale of the land thus advertised was subject to the right of the United States to redeem the land as provided for in 26 U.S.C. Sec. 7425 (d)(1).

Attached hereto and incorporated herein by reference as Exhibit "A" is a copy of the Notice to the Internal Revenue Service that has been stamped received by the Internal Revenue Service.

TO HAVE AND TO HOLD the same described real estate unto First Tennessee Bank National Association its successors and assigns, forever in fee simple.

Said Deed of Trust, Security Agreement and Assignment of Leases and Rent recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments owing on said property and this conveyance is made accordingly.

WITNESS my hand on this the 7th day of August, 2012.

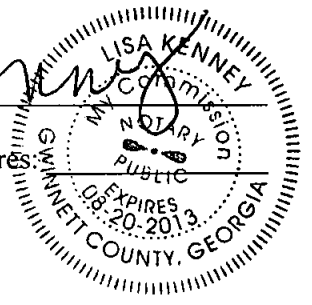
JOHN A. MEDINA
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On this the 7th day of August, 2012, before me personally appeared JOHN A. MEDINA to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires:



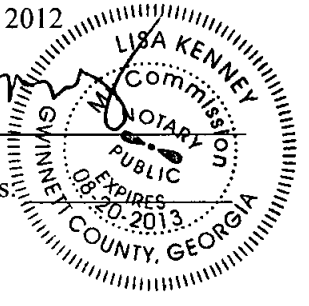
STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $217,357.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 7th day of August, 2012

Notary Public
My Commission Expires:



k:\fmc\mccandlessjeffrey\ftldeed.doc

KENNEY, SOLOMON & MEDINA, P.C.
ATTORNEYS AT LAW

TELEPHONE: (770) 564-1600
TELECOPIER: (770) 717-0595
www.ksmlawyer.com

July 5, 2012

Via Certified Mail
Return Receipt Requested 7009 1410 0001 7072 1699
and Regular Mail

2012 JUL -9 PM 2:27

Internal Revenue Service
Attn: Technical Services Advisory Group Manager
801 Broadway
MDP 53
Nashville, TN 37203

Re: Jeffrey W. McCandless
Property: 5115 Whites Creek Pike
Whites Creek, TN 37189
FMC Account No. 04192TN12
Social Security No. 300-62-0601
Our File No. 1528.1816

Dear Sir/Madam:

This letter shall serve as notice pursuant to Section 7425(c) of the Internal Revenue Code of a non-judicial sale of real property located at 5115 Whites Creek Pike, Whites Creek, Davidson County, Tennessee. Attached hereto is a copy of the Federal Tax Lien, dated June 2, 2011, and filed June 10, 2011 as Instrument No. 20110610-0044527, of the Davidson County, Tennessee Records, along with a copy of the Notice of Successor Trustee's Sale.

The non-judicial sale for cash to the highest bidder will take place at 1:00 a.m. on August 7, 2012, before the Register of Deeds Office of Davidson County, Tennessee. The purpose of this sale will be to effect collection of a mortgage having an approximate principal balance of $203,080.44 plus accrued interest in the amount of $8,438.78, and attorney's fees and foreclosure costs estimated at $1,500.00.

The property pledge as security for this mortgage is as follows:

THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE FOURTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, LOCATED ON WHITE'S CREEK PIKE (60 FOOT R.O.W.) APPROXIMATELY 625 FEET

SOUTHEAST OF SWINDLE ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS(S) BY A DEED RECORDED 01/13/06, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, STATE OF TENNESSEE, RECORDED 01/13/06, INSTRUMENT NO. 20060113-0005549.

KNOWN: 5115 WHITES CREEK PIKE

PARCEL: 030-00-0-007.00

A duplicate of this notice is enclosed herewith. Please indicate on the duplicate the date and time this notice was received, and return it to the undersigned in the postage-paid envelope enclosed herein.

If additional information is needed, please contact me.

Very truly yours,

KENNEY, SOLOMON & MEDINA, P.C.

John A. Medina

JAM/lk
Enclosure
k:\fmc\mccandlessjeffrey\fedlien.doc

_____
Date/Time Received

_____
Technical Service Advisory Group Manager

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

477(

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
790668411

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20110034755 LIENFTL
Recvd: 06/10/11 09:27 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20110610-0044527

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 JEFFREY W MCCANDLESS

Residence 5115 WHITES CREEK PIKE
WHITES CREEK, TN 37189

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	12/31/2009	XXX-XX-0601	11/29/2010	12/29/2020	84190.21

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

Total $ 84190.21

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

the 02nd day of June, 2011.

Signature
for FRED BANKS

Title
ACS SBSE
(800) 829-3903

25-00-0008

(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

KENNEY, SOLOMON & MEDINA, P.C.
ATTORNEYS AT LAW

TELEPHONE: (770) 564-1600
TELECOPIER: (770) 717-0595
www.ksmlawyer.com

2012 JUL -9 PM 2:28

July 5, 2012

Via Certified Mail
Return Receipt Requested 7009 1410 0001 7072 1705
and Regular Mail

Internal Revenue Service
Attn: Technical Services Advisory Group Manager
801 Broadway
MDP 53
Nashville, TN 37203

Re: Jeffrey W. McCandless
Property: 5115 Whites Creek Pike
Whites Creek, TN 37189
FMC Account No. 04192TN12
Social Security No. 300-62-0601
Our File No. 1528.1816

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THENCE, S 72 40' 48" E 183.97 FEET TO A PILE OF ROCKS;

THENCE, S 43 11' 49" E 370.80 FEET TO A FORKED 40" OAK AT THE NORTHERLY CORNER OF THE ADAMS PROPERTY AS OF RECORD 6675, PAGE 768, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, S 56 30' 31" W 420.93 FEET TO A POINT OF INTERSECTION OF TWO CREEKS;

THENCE, ALONG THE MEANDER OF SAID CREEK THE FOLLOWING ELEVEN CALLS;

S53 01' 43"W, 197.89 FEET TO A POINT IN THE CREEK;
S47 23' 18"W 474.96 FEET TO A POINT IN THE CREEK;
S54 28' 36"W 164.43 FEET TO A POINT IN THE CREEK;
S68 40' 36"W 73.30 FEET TO A POINT IN THE CREEK;
S46 37'52"W 350.04 FEET TO A POINT IN THE CREEK;
S60 20'36"W236.69 FEET TO A POINT IN THE CREEK;
S75 20'12"W 188.33 FEET TO A POINT IN THE CREEK;
S79 09'13"W 223.57 FEET TO A POINT IN THE CREEK;
S57 44'09"W111.36 FEET TO A POINT IN THE CREEK;
S37 55'09"W 152.69 FEET TO A POINT IN THE CREEK;
S 68 21'41"W 220.97 FEET TO A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WHITE'S CREEK PIKE;

THENCE; N 18 00'11" W 132.17 FEET TO A POINT;

THENCE, ALONG A CURVE TO THE LEFT 213.34 FEET TO A POINT, A RADIUS OF 1180 FEET, AND A CHORD DIRECTION OF N 25 36'10"W 213.04 FEET;

THENCE N 32 42'13"W 362.10 FEET TO A POINT;

THENCE, N 32 09'08"W 280.27 FEET TO THE POINT OF BEGINNING;

CONTAINING 79.95 ACRES, MORE OR LESS, ACCORDING TO PLAT OF SURVEY BY FORESIGHT LAND SURVEYING, BURTON PROPERTY, CORBIN L. CARUTHERS, TENNESSEE LICENSE #2362, FILE 05-053, DATED 11-10-05.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS(S) BY A DEED RECORDED 01/13/06, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, STATE OF TENNESSEE, RECORDED 01/13/06, INSTRUMENT NO. 20060113-0005549.

KNOWN: 5115 WHITES CREEK PIKE

PARCEL: 030-00-0-007.00

A duplicate of this notice is enclosed herewith. Please indicate on the duplicate the date and time this notice was received, and return it to the undersigned in the postage-paid envelope enclosed herein.

If additional information is needed, please contact me.

Very truly yours,

KENNEY, SOLOMON & MEDINA, P.C.



John A. Medina

JAM/lk
Enclosure
k:\fmc\mccandlessjeffrey\fedlien2.doc

_____
Date/Time Received

_____
Technical Service Advisory Group Manager

1018

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 #2
Lien Unit Phone: (800) 913-6050

Serial Number
861271012

For Optional Use by Recording Office

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 JEFFREY W MCCANDLESS

Residence
2011 E SWAN LAKE CIR
KENT, OH 44240

BILL GARRETT, Davidson County
Trans:T20120029280 LIENFTL
Recvd: 04/23/12 10:23 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20120423-0034319

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	12/31/2010	XXX-XX-0601	11/21/2011	12/21/2021	103235.87

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

Total $ 103235.87

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

the 13th day of April, 2012.

Signature
for CHARLES LINK

Title
REVENUE OFFICER
(216) 520-7088

22-11-3281

(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