TRUSTEE'S DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans:T20120097533 DEEDTRS Recvd: 12/20/12 14:12 9 pgs Fees:48.00 Taxes:4440.00 20121220-0117540	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,200,000.00 Miranda Kelley, Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2012 Notary Public MY COMMISSION EXPIRES: 4/15/15 (AFFIX SEAL)

CECILIA M. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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
KTM Properties **1113 Haverhill Drive** **Brentwood, TN 37027**	****Same as Owner****	130-07-0-034

This **Instrument** made and entered into on this 19th day of December, 2012, by and between Ernest B. Williams IV, Trustee, a resident of Davidson County Tennessee whose address is: P.O. Box 159264, Nashville, Tennessee 37215 ("Trustee"), and KTM Properties, a Tennessee general partnership ("Grantee");

WHEREAS, by deed of trust dated February 23, 2010 of record at 20100305-0017249, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Stephanie Rust aka Stephanie P. Reece ("Mortgagor") conveyed to DeVan Ard, Jr., as trustee, the property described in this instrument, for the benefit of Reliant Bank as beneficiary (the "Lawful Holder");

WHEREAS, the Lawful Holder appointed Trustee to serve as successor trustee by instrument of record at 20120619-0053787, 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; and Whereas, a copy of the aforesaid Notice to the Internal Revenue Service, together with the "Response" of the IRS (Receipt Stamped) is attached hereto as **Exhibit A**. Whereas the Internal Revenue Service retains certain rights to redeem the property as set forth in 26 U.S.C. § 7425(d)(1).

WHEREAS, the Trustee caused a foreclosure sale to be advertised in a newspaper published in the county where the property is located on July 6th, 13th and 20th, Continued Publication on November 23rd 30th and December 7th, 2012.

WHEREAS, not less than sixty (60) days prior to the first publication date, timely Notice of the Right to Foreclose was provided pursuant to Tenn. Code Ann. §35-5-117.

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 December 14, 2012. 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 KTM Properties, a Tennessee general partnership (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 Lot No. 2, on the Resubdivision of Lots 24, 25, 26, 27, 28 and 29 on the Revised Plan of New Golf Club Subdivision, as of record in Book 4300, page 199, and corrected by Surveyor's Certificate of Correction in Book 4662, page 427, Register's Office for Davidson County, Tennessee.

Said Lot No. 2, which is a corner lot, fronts 246.8 feet on the southerly margin of Harding Place and fronts 254.0 feet on the westerly margin of Lynwood Boulevard, and extends back 243.2 feet on the southerly line and 216.3 feet on the westerly line to a point of intersection.

Being the same property conveyed to STEPHANIE RUST, by deed from WALTER J. RICHARDS AND WIFE, CAROLYN W. RICHARDS, of record as Instrument No. 20041102-0131760, dated October 12, 2004, said Register's Office. Then being further conveyed to STEPHANIE RUST-REECE, TRUSTEE OF THE 4303 HARDING PLACE LIVING TRUST, by Quitclaim Deed from STEPHANIE RUST-REECE, of record as Instrument No. 20100407-0026204, dated March 2, 2010;

Further being the same property conveyed to Stephanie Rust Reece by deed from Stephanie Rust-Reece, Trustee of the 4303 Harding Place Living Trust dated September 25, 2012, of record at Instrument No. 20120925-0086862, Register's Office for Davidson County, Tennessee.

Property address: 4303 Harding Place, Nashville, TN 37205

(the "Property")

To have and to hold unto the Grantee, the Property, together with all improvements thereon, in bar of all equity of redemption, statutory right of redemption, homestead, dower, elective or distributive share and all other exemptions of every kind 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

CECILIA M. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

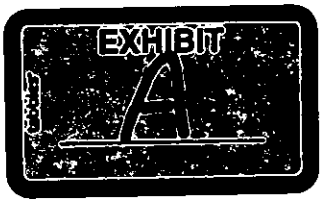
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 19th day of December, 2012.

Cecilia M. Hensley, Notary Public

My commission expires: 4/15/2015



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

November 16, 2012

RECEIVED
2012 NOV 20 AM 11:42
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

US MAIL & CERTIFIED MAIL
Internal Revenue Service
Area Director — Compliance
801 Broadway, MDP-53
Nashville, Tennessee 37203
ATTN: Technical Services

Re: Notice of Continued Sale Pursuant to 26 U.S.C. § 7425 ("Notice")

Dear Area Director:

This Firm represents Reliant Bank, a Tennessee banking corporation, and owner and holder of that Simple Interest Fixed Rate Note/Disclosure and Security Agreement (the "Note") executed by Stephanie Rust a/k/a/ Stephanie P. Reece, dated February 23, 2010 in the original principal amount of $1,600,000.00. Said Note is secured by a Deed of Trust dated February 23, 2010 and recorded as Instrument No. 20100305-0017249 of the Register's Office of Davidson County, Tennessee (the "Deed of Trust"). The Note is in default and demand for payment of the full accelerated amount (not less than $1,698,807.60) has been made. Such demand has not been honored. Reliant has demanded that the property covered by the Deed of Trust be sold, and has directed that the sale be advertised and subject property be sold in satisfaction (or partial satisfaction) of the debt.

The Internal Revenue Service ("IRS") has filed a 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 Ernest B. Williams IV, PLLC, P.O. Box 159264, Nashville, Tennessee 37215, on behalf of Reliant Bank.

2. The name of the taxpayer is Stephanie Reece a/k/a Stephanie P. Reece and the taxpayer's addresses are, upon information and belief, 2109 Christina Court, Hermitage, Tennessee 37076, and P.O. Box 885, Hermitage, Tennessee 37076.

3. The Nashville District of the IRS has filed a Notice of Federal Tax Lien ("Tax Lien Notice") against Stephanie P. Reece in the initial amounts of $201,149.13. The address of said taxpayer as shown on the Tax Lien Notice is 4303 Harding Place, Nashville, Tennessee 37205. The Tax Lien Notice, in the amount of $201,149.13, bears Serial Number 795406211 and was dated June 22, 2011 and is of record as Instrument No. 20110701-0050745, Register's Office of Davidson County, Tennessee, having been

recorded at the Register's Office on July 1, 2011. A copy of the Tax Lien Notice(s) are enclosed herewith for your convenience as **Exhibit A**.

4. The street address of the property affected by this Notice is 4303 Harding Place, Nashville, TN 37205, said property being more particularly described in **Exhibit B**, which is enclosed herewith.

5. The real property herein described will be sold at public auction for cash on Friday, December 14, 2012 at 12:00 p.m. at the front door of the Historic Metro Courthouse located at 1 Public Square, Nashville, Davidson County, Tennessee. Enclosed herewith as **Exhibit C**, is a copy of the Notice of Continued Substitute/Successor Trustee's Sale.

6. The total indebtedness secured by the Deed of Trust as of September 25, 2012 is not less than $1,698,807.60, consisting of principal in the amount of $1,614,259.72; interest in the amount of $55,333.10; late fees in the amount of $2,528.8.; storage/moving fees in the amount of $2,000.00; foreclosure-related expenses in the amount of $746.05; and attorneys' fees in the amount of $23,590.00 the expenses and attorneys' fees incurred in connection with this foreclosure. The per diem rate of interest for every day after September 25, 2012 is $287.47. It is anticipated that additional costs and expenses in this foreclosure will not be less than $3,000.00.

7. The property herein described is also subject to the following encumbrances we have found of record as of November 14, 2012:

   (a) The Deed of Trust;

   (b) Notice of Lien of record as Instrument No. 20110209-0011283, Register's Office for said County;

   (c) Abstract of Lien Lis Pendens of record as Instrument No. 20110512-0036538, Register's Office for said County;

   (d) Order/Default Judgment of record as Instrument No. 2011228-0101289, said Register's Office;

   (e) Matters shown on the Plan of record in Plat Book 4300, page 199, as corrected by Surveyor's Certificate of Correction of record in Book 4662, page 427, said Register's Office;

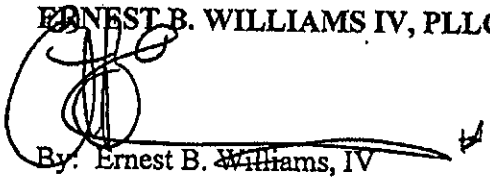
   (f) Order of Judgment of record as Instrument No. 20120625-0055391, said Register's Office.

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. The above-referenced foreclosure is a continuance of a foreclosure for which notice has previously been

timely provided to and acknowledged by the IRS (attached) and this Notice is provided as a precautionary measure. Please advise me immediately of any deficiency or inadequacy of this notice.

Sincerely,

ERNEST B. WILLIAMS IV, PLLC



By: Ernest B. Williams, IV

Enclosures:

1.) Exhibit A;
2.) Exhibit B; and
3.) Exhibit C

EXHIBIT

12892

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) 829-3903

Serial Number
795406211

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 STEPHANIE P REECE

Residence
4303 HARDING PL
NASHVILLE, TN 37205-4528

BILL GARRETT, Davidson County
Trans:720110038716 LIENFTL
Recvd: 07/01/11 13:46 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20110701-0050745

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-4315	11/29/2010	12/29/2020	201149.13

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

Total $ 201149.13

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

the 22nd 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

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

June 27, 2012

RECEIVED
2012 NOV 20 AM 11:43
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

VIA U.S. Certified Mail

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

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