BILL GARRETT, Davidson County
Trans:T20130019862 DEEDTRS
Recvd: 03/12/13 08:46 5 pgs
Fees:28.00 Taxes:431.05
20130312-0024236

The instrument was prepared by:
BRATTEN HALE COOK II
104 North Third Street
Smithville, TN 37166

Address New Owner as Follows:
LIBERTY STATE BANK
311 EAST MAIN STREET
LIBERTY, TN 37095

Send Tax Bills to:
LIBERTY STATE BANK
311 EAST MAIN STREET
LIBERTY, TN 37095

Map-Parcel Numbers
164-13-0-134.00

STATE OF TENNESSEE
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $116,500.00

Roy N. Pugh
AFFIANT

TISH SUMMERS NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

Subscribed and sworn to before me, this 19th day of February 2013.

Tish Summers
Notary Public

My Commission Expires: 10-28-2015

TRUSTEE'S DEED

THAT, WHEREAS, on February 19, 2008, by Deed of Trust of record in Instrument No.: 20080221-0016900, in the Register's Office of Davidson County, Tennessee, Charles R. Johnson, did convey in trust unto Roy Nelson Pugh, Trustee, the tract or parcel of land hereinafter described, to secure an indebtedness therein described to Liberty State Bank, as evidenced by a promissory note in said Deed of Trust, being incorporated therein by reference; and,

WHEREAS, default has been in the payment of said note, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust and Note, and payment not having been made as demanded, and the holder and owner of said Note has demanded that the undersigned Trustee to foreclose said Deed of Trust; and,

WHEREAS, pursuant to instructions of the owner and holder, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Tennessean on December 28, 2012, January 4, 2013, and January 11, 2013; and,

WHEREAS, the Trustee, as required by the terms of the Deed of Trust offered said property for sale to the highest bidder for cash, at public outcry, at the front steps of the Metro/Nashville Davidson County Courthouse, 1 Public Square, Nashville, TN 37201 at 1:20 p. m. on Tuesday, February 12, 2013, and LIBERTY STATE BANK (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED ($116,500.00) DOLLARS.

NOW, THEREFORE, Roy Nelson Pugh, in his capacity as Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to LIBERTY STATE BANK, (Grantee), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 124 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, Page 545, Register's Office for County, to which said plan reference is hereby made for a more complete and accurate legal description.

DEED REFERENCE: Being the same property conveyed to Charles R. Johnson, herein by cash deed dated 19th day of February, 2008, of record at 200802210016899, Register's Office for Davidson County, Tennessee.

The above-described property is subject to Subdivision restrictions, Building Lines and Easements of record in Plat Book 9700, Page 545,

in the Register's Office of Davidson County, Tennessee.

The above-described property is subject to Deed Restrictions recorded at Book 9651, Page 900, Book 9980, Page 482, Book 10353, Page 575, Book 10640, Page 941, Book 10717, Page 97 and Book 11455, page 769, Register's Office of Davidson County, Tennessee.

The above-described property is subject to By-Laws of record in Book 9651, Page 925, Register's Office of Davidson County, Tennessee.

This property has a street address of: 5612 Murphywood Crossing, Antioch, TN 37013.

Map & Parcel: 164-13-0-134.00.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same. Roy Nelson Pugh, as Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

Pursuant to the provisions of T. C. A. Section 35-5-104, the United States of America claims a lien on the property described herein, its lien being filed for record on May 10, 2010 of record in Instrument No. 20100510-0035613, Register's Office of Davidson County, Tennessee. The United States having been notified of the Notice required by 26 U.S.C. Section 7425 (b). Said Notice is attached hereto. The sale of the land advertised herein will be subject to the right of the United States to redeem the land as provided for in 26 U.S.C. Section 7425 (d) (1).

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 19th day of February, 2013.

Roy Nelson Pugh, Trustee
ROY NELSON PUGH, Trustee

STATE OF TENNESSEE
COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, ROY NELSON PUGH, Trustee, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Smithville, Tennessee, on this the 19th day of February, 2013.

Tish Summers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-28-2015

TISH SUMMERS NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

Bratten Hale Cook II
Attorney-at-Law
104 N. Third Street
Smithville, Tennessee 37166

Telephone (615) 597-1400
Fax (615) 597-1401

RECEIVED
2012 DEC 26 AM 10:04
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

DATE: December 19, 2012

Internal Revenue Service
801 Broadway
Nashville, TN 37203

Dear District Director:

This firm represents Liberty State Bank which holds a Promissory Note executed by Charles R. Johnson dated February 19, 2008, in the original principal amount of $139,200.00 (the "Note"). The Note is secured by a deed of trust lien on certain real property (the "Property") described in that Deed of Trust dated February 19, 2008, recorded in Instrument No. 20080221-0016900, Register's Office of Davidson County, Tennessee ("Deed of Trust"). 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, therefore, has declared the Note to be in default so that full payment of the Note is now required, and the holder of the Note has demanded that the property covered by the Deed of Trust, and hereinafter described, be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure.

It is my understanding that the Internal Revenue Service has filed a notice of federal tax lien against the Property. Therefore, 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 Bratten Hale Cook II, Attorney-at-Law, 104 North Third Street, Smithville, Tennessee 37166, on behalf of Liberty State Bank, P. O. Box 400, Smithville, Tennessee 37166.

2. The Small Business/Self Employed Area No. 5 of the Internal Revenue Service has filed a Notice of Federal Tax Lien against Charles Johnson in the amount of $11,132.65. The address of said taxpayer as shown on the Tax Lien Notice is 5407 California Avenue Apt. A, Nashville, TN 37209-1410. The Tax Lien Notice bears Serial Number 650547210, was dated April 29, 2010, and is of record in Instrument No. 20100510-0035613, Register's Office of Davidson County, Tennessee, having been recorded at said Davidson County Register's Office on May 10, 2010. A copy of said Tax Lien Notice is enclosed herewith for your information.

3. The Deed of Trust being foreclosed upon has property located at 5612 Murphywood Crossing, Antioch, TN 37013, said property being more particularly described as that certain real property situated in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot Number 124 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, Page 545, Register's Office for County, to which said plan reference is hereby made for a more complete and accurate legal description.
>
> DEED REFERENCE: Being the same property conveyed to Charles R. Johnson, herein by cash deed dated 19th day of February, 2008, of record at 200802210016899, Register's Office for Davidson County, Tennessee.
>
> The above-described property is subject to Subdivision restrictions, Building Lines and Easements of record in Plat Book 9700, Page 545, in the Register's Office of Davidson County, Tennessee.
>
> The above-described property is subject to Deed Restrictions recorded at Book 9651, Page 900, Book 9980, Page 482, Book 10353, Page 575, Book 10640, Page 941, Book 10717, Page 97 and Book 11455, page 769, Register's Office of Davidson County, Tennessee.
>
> The above-described property is subject to By-Laws of record in Book 9651, Page 925, Register's Office of Davidson County, Tennessee.
>
> This property has a street address of: 5612 Murphywood Crossing, Antioch, TN 37013.
>
> Map & Parcel: 164-13-0-134.00.

4. The Property will be sold at public auction for cash on Tuesday, February 12, 2013 at 1:20 p.m. at the front steps of the Metro/Nashville Davidson County Courthouse, 1 Public Square, Nashville, TN 37201. Enclosed herewith is a copy of the Notice of Foreclosure.

5. The approximate amount of principal indebtedness on the Note including accrued interest as of December 19, 2012 is $137,029.18, plus the expenses and attorney's fees incurred in connection with this foreclosure. The per diem rate of interest for every day after December 19, 2012 is

approximately $19.71. It is anticipated that additional costs and expenses in this foreclosure will be not less than $5,000.00.

The property is also subject to the following encumbrances:

1. County taxes for tax year 2012. (Map & Parcel 164-13-0-134.00)

2. A Judgment Lien in favor of Metro Codes #719, being recorded on February 19, 2008 of record in Instrument No. 20080219-0015579, Register's Office of Davidson County, Tennessee. Said Judgment Lien being in the amount of $50.00.

3. A Judgment Lien in favor of C & F Finance Company against Pamela L. Johnson and Charles Johnson, being recorded on January 27, 2009 of record in Instrument No. 20090127-0006839, Register's Office of Davidson County, Tennessee. Said Judgment Lien being in the amount of $15,697.77.

4. A Judgment Lien in favor of LVNV Funding, LLC, being recorded on April 26, 2010 of record in Instrument No. 20100428-0032083, Register's Office of Davidson County, Tennessee. Said Judgment Lien being in the amount of $14,129.16.

Please accept this 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 the Treasury or his or her delegate. Please advise me immediately of any deficient or inadequacy in this notice.

Sincerely yours,

Bratten Cook II

BHC:ts

Enclosure