BILL GARRETT, Davidson County
Trans:T20130042846 DEEDTRS
Recvd: 05/22/13 14:00 2 pgs
Fees:13.00 Taxes:358.64
20130522-0051807

This instrument was prepared by:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Blvd., Suite 101
Hendersonville, Tennessee 37075

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $96,929.60.

Affiant

Subscribed and sworn to before me
on this 20th day of May, 2013.

Notary Public
My Comm. Expires: 8-17-15

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

New Owner Address
E.A. Sircy, Jr.
P.O. Box 192
Madison, TN 37115

Send Tax Bills To:
E.A. Sircy, Jr.
P.O. Box 192
Madison, TN 37115

Map/Parcel:
052-08-0069.00

TRUSTEE'S DEED

WHEREAS*, Richard L. Madison and wife, Antoinette M. Madison**, by Deed of Trust (the "Deed of Trust***") dated November 12, 2003, as Instrument Number: 20031114-0166472, Register's Office for Davidson County, Tennessee, conveyed to **Ronald B. Buchanan, Trustee**, the hereinafter described real property to secure the payment of a certain Promissory Note (the "***Note***") described in the Deed of Trust, which Note was payable to **E.A. Sircy, Jr.**; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Trustee foreclose the 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 Nashville Ledger* on April 26, 2013, May 3, 2013, and May 10, 2013.

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 door of the Davidson County Courthouse in Nashville, Tennessee at 12:00 noon on **E.A. Sircy, Jr.** (hereinafter "*Grantee*") being the highest and best bidder thereof, became the purchaser of said property for an offset of *Ninety-Six Thousand Nine Hundred*

Twenty-Nine & 60/100 Dollars ($96,929.60) against the indebtedness owing to him by **Richard L. Madison and wife, Antoinette M. Madison**.

NOW, THEREFORE, RONALD B. BUCHANAN, 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 the Grantee, **E.A. Sircy, Jr.**, his heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 143, Sequoia Valley Subdivision, Section 3, of record in Book 4460, Page 83, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> BEING the same property conveyed to Richard L. Madison and wife, Antoinette M. Madison by deed from E. A. Sircy, Jr. recorded June 24, 2004, as Instrument Number 20040624-0074776, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as **1240 SIOUX TERRACE, MADISON, TN 37115**

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, all of which were 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. RONALD B. BUCHANAN, as Trustee, and not otherwise, warrants the title to said property to the Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 20th day of May, 2013.

Ronald B. Buchanan Trustee

RONALD B. BUCHANAN, *Trustee*

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 20th day of May, 2013.

BEVERLY M. WOODARD NOTARY PUBLIC LARGE SUMNER COUNTY, TENN.

Beverly M. Woodard
NOTARY PUBLIC

My Comm. Expires: 08-17-15

C:\worddocs\Realprop\Forms\Trustees.Deed.doc