BILL GARRETT, Davidson County
Trans:T20130047890 DEEDTRS
Recvd: 06/07/13 14:53 6 pgs
Fees:32.00 Taxes:0.00
20130607-0058336

THIS INSTRUMENT PREPARED BY:
R. Eric Thornton, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 39292

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into as and for the 4th day of June, 2013, by and between R. ERIC THORNTON, Substitute Trustee, party of the first part and FARM CREDIT MID-AMERICA, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, party of the second part;

WHEREAS, by Deed of Trust dated March 19, 2004, of record in Instrument No. 20040322-0032392, in the Register's Office of Davidson County, Tennessee, JOHN R. COLLIER and wife, APRIL F. COLLIER, conveyed to T. Mike Estes, Trustee, the hereinafter described real estate, to secure a promissory note of even date therewith in the principal amount of Forty-Nine Thousand Three Hundred and 00/100 ($49,300.00) Dollars; and

WHEREAS, R. ERIC THORNTON was appointed Substitute Trustee by the instrument of record in Instrument No. 20121109-0103873, in the Register's Office of Davidson County, Tennessee;

WHEREAS, default was made in the payment of said note, and the holder thereof directed the Substitute Trustee to sell said property; and, as provided by said Deed of Trust, the Substitute Trustee did advertise the time, place and terms thereof in The Tennessean having general circulation in Davidson County, Tennessee, and published in said County, once a week for three weeks prior to said sale, to-wit: on May 3, 2013, and the following two weeks, and said advertisement in all respects complied with requirements of the power of sale contained in said Deed of Trust, on the 4th day of June, 2013, at 10:00 AM Uniform Standard Time, within the legal hours, the Trustee offered said property for sale, at the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee, and, after receiving competitive bids, sold said property to the said FARM CREDIT MID-AMERICA, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, at the price of FORTY-FIVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($45,500.00) this being the highest and best bid.

NOW, THEREFORE, the said R. ERIC THORNTON, Substitute Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the aforesaid sum, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said FARM

CREDIT MID-AMERICA, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, its successors and assigns, a certain tract or parcel of land as follows:

Land lying and being in the Third Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Ralph Lambert & Son, Surveyor, July 27, 1974, as follows, to wit:

BEGINNING at an iron pin in the northerly margin of Pulley Road, said iron pin being located at the southwest corner of the property conveyed to Rev. Harold F. Ford and wife, Lorene J. Ford, by deed of record in Book 4558, Page 958, Register's Office for Davidson County, Tennessee; thence North 0 degrees 08 minutes East 267.9 feet to an iron pin, said point being the northwest corner of the Ford property; thence North 89 degrees 08 minutes East 150.0 feet to an iron pin, said point being the northeast corner of the Ford property; thence North 0 degrees 08 minutes East 301.65 to an iron pin; thence South 89 degrees 08 minutes West 299.9 feet to an iron pin; thence South 0 degrees 08 minutes West 573.55 feet to an iron pin in the northerly margin of Pulley Road; thence North 87 degrees 36 minutes East along the northerly margin of Pulley Road 150.0 feet to the point of beginning, containing 3.005 acres, more or less.

Being the same property conveyed to John R. Collier and wife, April F. Collier by deed from Georgia G. Faircloth, a widow, dated November 7, 2003, of record in Instrument Number 20031113-0166329, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Pulley Road.

This property is subject to an Electrical Permit of record in Book 5074, Page 163, in the Register's of Davidson County, Tennessee.

The United States of America claims a lien against the property as set forth in the Notice of Federal Tax Lien of record in Instrument No. 20121214-0015130, in the Register's Office of Davidson County, Tennessee. The notice required by 26 U.S.C. § 7425(c) has been timely given in order for the property not to be subject to such lien or claim of lien. A copy of the notice provided to the United States of America and the response, if any, is attached hereto as Exhibit "A". The property is subject to the right of the State of Tennessee to redeem the property as more fully set forth in 26 U.S.C. §7425(d)(1).

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto FARM CREDIT MID-AMERICA, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, its successors and assigns, in Fee Simple forever, and in bar of the right of redemption.

And the first party, as Substitute Trustee, does hereby transfer, assign, and set over unto FARM CREDIT MID-AMERICA, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as it is authorized to do so as Substitute Trustee, but not further or otherwise.

WITNESS MY HAND as and for this the 4th day of June, 2013.

R. ERIC THORNTON, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, R. Eric Thornton, as Substitute Trustee, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 4th day of June, 2013.

AMANDA N. MANLEY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Comm. Expires 06-21-2016

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 45,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. GRANTEE IS A TAX EXEMPT FEDERAL INSTRUMENTALITY.

AFFIANT Jr. Special Agent Loan Office

Sworn to and subscribed to before me this 4th day of June, 2013.

NOTARY PUBLIC

LAUREN WALLACE STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS CO. TENN.

My Commission Expires: 12-17-13

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Tax Map 12100020500

ADDRESS OF NEW OWNER AND SEND TAX BILLS TO:
Farm Credit Services
P O Box 1738
Dandridge TN 37725

Ramsey
& Thornton
Barrett, PLC

EXHIBIT A

Attorneys at Law
Lawrence E. Ramsey (1945-2007)
R. Eric Thornton
Joseph M. Barrett
Jordan B. Osborn

10200 Ramsey Way
Dickson, Tennessee 37055
Tel: (615) 740-5700
Fax: (615) 446-1686

April 25, 2013

RECEIVED
2013 APR 30 PM 2:24
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED
Internal Revenue Service
Attn: Technical Services Advisory Group Manager
801 Broadway, MDP 53
Nashville, TN 37203

Re:	**Notice of Nonjudicial Sale and Request for Consent to Sale of Property**
Taxpayer:	**April F. Collier**
	Hope Family Medicine
Entity No:	**47-0951265**

Dear Sir/Madam:

Please be advised that our office represents Farm Credit Mid-America, FLCA, and we are writing to advise you that upon instructions from our client, we will commence foreclosure proceedings immediately on the property described in the attached foreclosure notice, and the foreclosure sale is scheduled for June 4, 2013 at 10:00 a.m.

Pursuant to section 7425(c) of the Internal Revenue Code with respect to notice of non-judicial sales of property subject to United States liens, we are submitting the following information:

1. NAME AND ADDRESS OF PERSON SUBMITTING NOTICE:
   R. Eric Thornton, Esq.
   Ramsey, Thornton & Barrett, PLC
   10200 Ramsey Way
   Dickson, TN 37055
   Ph: (615) 740-5700

2. NOTICE OF FEDERAL TAX LIEN: A copy of the Notice of Federal Tax Lien, filed on December 14, 2012, in Instrument No. 20121214-0015130, in the Register's

Office of Davidson County, Tennessee, and which effects the property to be sold, is attached hereto and made a part hereof. Said notice contains the name of the internal revenue district, name and address of taxpayer, and date and place notice of lien was filed.

3. DESCRIPTION AND LOCATION PROPERTY TO BE SOLD: The property subject to foreclosure is described in the notice of foreclosure sale enclosed herewith. The property is located at 0 Pulley Road, Nashville, Tennessee.

4. SALE DATE, TIME, PLACE AND TERMS: The property will be sold by public sale at 10:00 a.m. on the 4th day of June, 2013, at the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee, to the highest bidder for case.

5. DESCRIPTION OF DEBT AND SALE EXPENSES: As of January 26, 2013, the approximate amount of the principal obligation, including interest, late charges and expenses is $45,139.45. The per diem rate of interest for every day after January 26, 2013 is $5.81. The foreclosure expenses, including advertising expenses and legal expenses chargeable against the sale proceeds, are estimated to be approximately $1,700.00.

6. INSTRUMENT BEING FORECLOSED: The instrument being foreclosed is a Deed of Trust, dated March 19, 2004, and executed by John R. Collier and wife, April F. Collier, for the benefit of Farm Credit Services of Mid-America, FLCA, and of record in Instrument No. 20040322-0032392, in the Register's Office of Davidson County, Tennessee, a copy of enclosed.

Secured Party hereby requests your consent pursuant section 7425(c) of the Internal Revenue Code, to the nonjudicial sale described above. Please acknowledge your consent to such sale by signing the acknowledgment below and returning the enclosed copy of this notice in the self-addressed, stamped envelope.

Please accept this letter as the twenty-five (25) day notice required by section 7425(c) of the Internal Revenue Code, as amended, which notice must be given to the Secretary. Please advise me immediately of any deficiency or inadequacy in this notice.

The foregoing notice and application is hereby made by the undersigned under the penalty of perjury and the foregoing facts and statements are true and correct to the best of my knowledge, information, and belief.

Yours very truly,

RAMSEY, THORNTON & BARRETT, PLC

R. Eric Thornton
Attorney at Law

RET/arm
Enclosure
cc: Tom Loose, Farm Credit Mid-America

Acknowledge this ___ day of _____, 2013.

By: See Stamped Acknowledgement
Title: On page 1