Owner and Tax Liability:
Coffee County Bank
P. O. Box 1109
Manchester, Tennessee 37349

This Instrument Prepared By:
Shawn C. Trail, Attorney
117 South Spring Street
Manchester, Tennessee 37355

BILL GARRETT, Davidson County
Trans:T20130091636 DEEDTRS
Recvd: 10/25/13 08:39 6 pgs
Fees:33.00 Taxes:388.50
20131025-0111185

Map 094, Parcel 085.00

TRUSTEE'S DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 4th day of October, 2013, by and between Kenneth Kirby, Trustee, party of the first part, and Coffee County Bank, party of the second part;

WHEREAS, by Deed of Trust dated the 21st day of February, 1997 and of record in Deed Book 10360, page 830, and as modified by Modification Agreement of record as Instrument Number 20020628-0077983 both of record in Register's Office of Davidson County, Tennessee, William Boyd Adams and wife, Dorothy Ann Adams, conveyed to Kenneth Kirby, as Trustee, the hereinafter described real estate to secure a note due Coffee County Bank; and

WHEREAS, default was made in the amount of said note and the holder thereof having directed the first party to sell said property as provided by said Deed of Trust, the first party did cause foreclosure notices to be sent to the owners, William Boyd Adams and wife, Dorothy Ann Adams, at 2206 Lebanon Pike, Nashville, Tennessee; foreclosure notice was also sent to the property, 1619 Lebanon Pike Circle, Nashville, Tennessee 37214; Coffee County Bank, 2070 Hillsboro Blvd., Manchester, Tennessee, who filed two subsequent Deeds of Trust of record in Deed Book 10982, page 810, and as instrument number 200002020010951, both in Register's Office of Davidson County, Tennessee; and United States Department of the Treasury, Internal Revenue Service, Attn: Technical Services Advisory Group Manager, 801 Broadway, MDP 53, Nashville, Tennessee 37203, which filed a subsequent Notice of Federal Tax Lien, Instrument Number 20100723-0057679, Register's Office of Davison

County, Tennessee; and published for three consecutive weeks in the Nashville Scene, a newspaper in and for Davidson County, Tennessee, on September 12, September 19, and September 26, 2013, in accordance with state law and the aforementioned Deed of Trust and said publication did advertise said property to be sold on the 4th day of October, 2013, and pursuant to said notices, on this date during legal hours, and at 11:00 A.M., the first party offered said property for sale in front of the front door of the courthouse in Davidson County, Tennessee, and after receiving bids sold said property to Coffee County Bank for One Hundred Five Thousand ($105,000.00) Dollars, this being the highest, last and best bid,

WHEREFORE, I, Kenneth Kirby, Trustee, have this day bargained and sold and by these presents do hereby sell, transfer and convey unto Coffee County Bank, its successors and assigns, the following property located in Davidson County, Tennessee:

> Being a parcel of land situated in Nashville, Davidson County, Tennessee, being more particularly described as follows:
>
> Beginning at the northeast corner of the Roundtree Apartments, said property being of record in Book 6822, page 10, R.O.D.C., Tennessee, said point also being the northwest corner of the property herein described;
>
> Thence, with the margin of Old Lebanon Pike, South 63° 00′ 00″ E, a distance of 65.00 feet to a point;
>
> Thence, South 27° 00′ 00″ W, a distance of 5.00 feet to a point;
>
> Thence South 63° 00′ 00″ E, a distance of 100.00 feet to a point;
>
> Thence South 27° 00′ 00″ E, a distance of 5.00 feet to a point;
>
> Thence South 63° 00′ 00″ E, a distance of 26.56 feet to a point;
>
> Thence South 11° 54 23″ W, a distance of 177.23 feet to a point;
>
> Thence South 71° 50′ 00″ E, a distance of 232.54 feet to a point;
>
> Thence, North 24° 40′ 00″ E, a distance of 211.00 feet to the point of beginning and containing 0.923 acres of land

more or less, all according to a survey dated July 20, 1989, and revised August 15, 1989 by Allen R. Trumbo, Jr., License No. 1127.

And being the same property conveyed to William Boyd Adams by Warranty Deed from Leo Ridgeway, dated February 19, 1997 and recorded in Book 10360, page 828, Register's Office of Davidson County, Tennessee

This property is located at 1619 Lebanon Pike Circle, Nashville, Davidson County, Tennessee; and shown as Map 094, Parcel 085.00 in the Property Assessor's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all improvements thereon unto the party of the second part, its successors and assigns, in fee simple, forever and in bar of all right or equity of redemption.

And the first party does hereby transfer, assign and set over unto the party of the second part, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as such Trustee, but no further or otherwise.

Witness my signature on the day and date first above written.

Kenneth Kirby

Kenneth Kirby, Trustee

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named KENNETH KIRBY, with whom I am personally acquainted and who acknowledged that he executed the within and foregoing instrument in his capacity as Trustee and for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2013.

L Bush

NOTARY PUBLIC

My Commission Expires: 6-28-2017

L BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me the 4th day of October, 2013.

NOTARY PUBLIC

My commission expires: 6-28-2017

L BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

SHAWN C. TRAIL
ATTORNEY AT LAW
sctrail@bellsouth.net

COPY

Shawn C. Trail, Attorney
117 South Spring Street
Manchester, Tennessee 37355

Office (931) 728-0419
(931) 728-4853
Facsimile (931) 728-0413

August 8, 2013

CERTIFIED MAIL

RECEIVED
2013 AUG 13 AM 9:25
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

Internal Revenue Service
Attn: Collection Advisory Group Manager
801 Broadway, MDP 53
Nashville, Tennessee 37203

RE: Notice of Non-Judicial Sale on William Boyd Adams & Dorothy Ann Adams
1619 Lebanon Pike Circle, Nashville, Tennessee

In accordance with Section 7425(c)(1) of the Federal Tax Lien Act of 1966 [26 U.S.C.A., Section 7425(c)(1)] and the Regulations issued pursuant thereto, I submit this Notice of Non-Judicial Sale.

Coffee County Bank, the owner and holder of indebtedness secured by a Deed of Trust recorded in Deed Book 10360, page 830, and as modified by Modification Agreement recorded as Instrument Number 20020628-0077983, both in the Register's Office of Davidson County, Tennessee, has declared the loan in default and requested the Trustee to commence foreclosure proceedings under the power of sale contained in that Deed of Trust. A copy of the Deed of Trust is enclosed for your reference.

A copy of the Notice of Federal Tax Lien filed as Instrument Number 20100723-0057679, Register's Office of Davidson County, Tennessee is also enclosed.

The sale will be held on October 4, 2013, at 11:00 A.M. at the front door of the Courthouse at Nashville, Tennessee, for cash. A copy of the Notice of Sale is also enclosed for your reference.

The approximate amount of the obligation is $103,592.95, plus accrued interest after August 8, 2013. Other expenses to be charged against the proceeds of the sale pursuant to the terms and conditions of the Deed of Trust include advertisement, title examination, transfer taxes, recording fees and attorneys' fees.

Sincerely,

Shawn C. Trail

/jj

Enclosures

Cc: Mr. & Mrs. William Boyd Adams

Coffee County Bank