PICK-UP

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Horace Deford and Donna K. Deford

GRANTEE
Les Lazarus, Bill Lazarus and Dan Heichelbelch

Davidson County DEEDTRS
Recvd: 10/29/03 11:05 3pgs
Fees:18.00 Taxes:209.82

20031029-0159185

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 16, 1986 and recorded on July 3, 1986 at Book 6907, Page 456 in the Register's Office of Davidson County, Tennessee, Granville Lyons, III, and Joanne Lyons conveyed to D. Gene Merrill and/or Frederick E. Brooks, both of Fairfax County, as Trustee for Atlantic Coast Mortgage Company, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on April 23, 2003 as Instrument No. 20030423-0053894 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on October 1, 2003 at the Gaylord Entertainment Center in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Les Lazarus, Bill Lazarus and Dan Heichelbelch, at and for the sum of $56,707.00 , that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Les Lazarus, Bill Lazarus and Dan Heichelbelch of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said Les Lazarus, Bill Lazarus and Dan Heichelbelch, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot Number 246 on the Plan of Cherry Hills, Section 5, of record in Plat Book 4300 at page 156, Register's Office for Davidson County, Tennessee, to Which reference is hereby made for a more complete description. Being the same Property conveyed to Granville Lyons, III and wife, Joanne Lyons by deed recorded in Book 6263 at page 196, Register's Office for Davidson County, Tennessee.

Commonly known as: 417 Safford View Drive, Antioch, Tennessee 37013

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1) and/or subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(1).

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto the Les Lazarus, Bill Lazarus and Dan Heichelbelch, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 1st day of October, 2003

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 1st day of October, 2003.

R. Denice Taylor
Notary Public

My Commission Expires:

DENICE TAYLOR NOTARY PUBLIC PULASKI CO., ARKANSAS

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $56,707.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Les Lazarus

Bill Lazarus

Dan Heichelbelch

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Maury

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Les Lazarus, Bill Lazarus and Dan Heichelbelch ___ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Columbia, Tn this 23 day of Oct, 2003.

Connie Lewis
Notary Public

My Commission Expires: 10-24-2006

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Les Lazarus, Bill Lazarus and Dan Heichelbelch
719 West 7th Street
Columbia, TN 38401

Parcel No. 083-14-0-348.00

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388