Davidson County DEEDTRS
Recvd: 11/19/03 12:09 3pgs
Fees:18.00 Taxes:292.30
20031119-0168807

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 31, 1966, Angelia W. Morris and husband, Bradford E. Morris, executed to Harold Pannell, Trustee, a certain deed of trust conveying to him as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 10245, Page 703 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20030813-0116331, in said Register's Office the substitute trustees were replaced by E. Franklin Childress, Jr., Toni Campbell Parker, and Mary K. Alissandratos, as substitute trustees, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, CitiFinancial Mortgage Company, Inc., f/k/a Associates Financial Services, Company, Inc., the owner thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD a newspaper published in, Nashville, Davidson County, Tennessee, the first insertion appearing on September 18, 2003 and subsequent insertions appearing on September 25, 2003, and October 2, 2003, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, the Substitute Trustee did appear at ten-thirty o'clock (10:30 a.m.) on Friday, October 10, 2003, and did announce the postponement of the said sale to Friday, October 31, 2003 at ten-thirty o'clock (10:30 a.m.); and

WHEREAS, at ten-thirty o'clock (10:30 a.m.) on Friday, October 31, 2003, being the time and at the main door of the Register of Deeds, located in the Gaylord Entertainment Center, 501 Broadway, Suite 501, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Les and Bill Lazarus and Dan Hecilebech at and for the sum of $79,001.00, which is the highest and best bid in connection therewith;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said Les and Bill Lazarus and Dan Hecilebech, the following real estate situated and located in Davidson County, Tennessee, to-wit:

Land in Davidson County Tennessee, being Lot No. 108, Sequoia Valley Subdivision, Section III, as of record in Plan Book 4460, Page 83, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to A. D. Wright and wife, Inez P. Wright by Deed from Gene E. Tidwell and wife, Bobbie J. Tidwell, d/b/a Gene E. Tidwell Construction Company. The said Inez P. a/k/a Pearl Inez Wright having since died on March 5, 1996. The said A. D. Wright a/k/a Alex D. Wright having since died on June 6, 1996 and by his will of record in Will Book 206, Page 779, Probate Court of Davidson County, Tennessee, the above described property was devised to Angelia Wright Morris.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Davidson County Register's Office.

IN WITNESS WHEREOF, Mary K. Alissandratos, as Substitute Trustee has hereunto set her hand this the 31st day of October, 2003.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 31st day of October, 2003, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary K. Alissandratos, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed as Substitute Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

Sherrie C. Lee

NOTARY PUBLIC

SHERRIE C. LEE NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP 6-27-07

My Commission Expires:

6-27-07

STATE OF TENNESSEE
COUNTY OF Maury

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $79,001.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dan Hecilebech Bill Lazarus Les Lazarus

AFFIANT

Subscribed and sworn to before me on this 13th day of October, 2003.



NOTARY PUBLIC

My Commission Expires:

March 22, 2004

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PROPERTY ADDRESS: 1229 Cheyenne Court
Nashville, TN 37115

OWNER AND MAIL TAX NOTICE TO: Les Lazarus
Bill Lazarus
Dan Hecilebech
719 W. 7th Street
Columbia, TN 38401

PREPARED BY [redacted]: Baker, Donelson, Bearman, Caldwell & Berkowitz
A Professional Corporation
165 Madison Avenue
Memphis, TN 38103

Tax Parcel ID:053-09-0-038.00