Davidson County DEEDTRS
Recvd: 09/20/04 11:26 3pgs
Fees:18.00 Taxes:795.50
20040920-0112761

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Addresses New Owners:	Send Tax Bills To:	Map-Parcel Numbers
Les Lazarus, Bill Lazarus and Dan Heichelbech, as joint tenants 915 Lewisburg Pike Franklin, TN 37064	Same	Map: 160-16 A Parcel: 21 CO

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 17, 1998, of record in Book 11223, page 229, Register's Office for Davidson County, Tennessee, Donna K. Farley conveyed the property hereinafter described to Danny J. Herron, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Cumberland Bank South f/k/a The Community Bank, the lawful owner and holder of said indebtedness, having declared all of the unpaid balance due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, Danny J. Herron, Trustee, did give notice of the time and place of sale by publication in *The Nashville Record*, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on August 26, September 2 and 9, 2004, respectively;

WHEREAS, pursuant to the terms of said notice and deed of trust, the undersigned, Danny J. Herron, Trustee, through his authorized agent, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the equitable and statutory rights of redemption and homestead, on September 17, 2004, at 12:00 noon at the south door of the Ben West Building in Nashville, Davidson County, Tennessee; and

WHEREAS, Les Lazarus, Bill Lazarus, Dan Heichelbech, as joint tenants, made a bid in the amount of Two Hundred Fifteen Thousand and One 00/100 Dollars ($215,001.00), which has proven to be the highest and best bid.

NOW, THEREFORE, in consideration of the premises:

I, Danny J. Herron, Trustee, have bargained and sold, and by these presents do transfer and convey unto Les Lazarus, Bill Lazarus and Dan Heichelbech, as joint tenants, their successors and assigns, the property in Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 12 on the Plan of Montgomery Place, Section 2, of record in Book 7900, page 922, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Donna K. Farley by deed of record in Book 10355, page 68, said Register's Office.

Street Address: 5734 Chadwick Lane
Brentwood, Tennessee 37027

This conveyance is made without any warranties and is subject to any unpaid taxes, prior deeds of trust or mortgages, restrictions, easements, and set back lines and all other matters of public record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to Les Lazarus, Bill Lazarus, Dan Heichelbech, as joint tenants, their successors and assigns, forever.

I, Danny J. Herron, Trustee, under the said Deed of Trust of record in Book 11223, page 229, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto Les Lazarus, Bill Lazarus, Dan Heichelbech, as joint tenants, their successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have right to transfer, in as full and ample a manner as I as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand as Trustee this 17th day of September, 2004.

Danny J. Herron, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, RACHAEL R. SAFLEY, a Notary Public of said county, Danny J. Herron, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 17TH day of SEPTEMBER, 2004.

RACHAEL R. SAFLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Rachael R. Safley
NOTARY PUBLIC

My Commission Expires:
7-13-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is Two Hundred Fifteen Thousand and One 00/100 Dollars ($215,001.00), but this Deed contains no warranties.

DANNY J. HERRON

Sworn and subscribed to before me
this 17TH day of SEPTEMBER, 2004.

Rachael R. Safley
NOTARY PUBLIC

RACHAEL R. SAFLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission Expires: 7-13-08