Davidson County DEEDTRS
Recvd: 02/01/05 11:50 4 pgs
Fees:23.00 Taxes:592.00
20050201-0011615

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3102 West End Avenue, Suite 1150
Nashville, TN 37203-1304
(615) 383-3345

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Bruce D. Heiser 411 Enclave Court Brentwood, TN 37027	New Owner	92-3-25

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Hundred Sixty Thousand and No/100 Dollars ($160,000.00), the receipt of which is hereby acknowledged, Charles B. Reasor III, Successor Trustee ("Grantor"), acting as successor trustee only, has this day bargained and sold, and does hereby transfer and convey unto Bruce D. Heiser ("Grantee"), Grantee's heirs, successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Being Lot No. 5, on the plan of J.L. Brown Subdivision as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee. Included in the above, but excluded therefrom is that part of the conveyed property condemned by the State of Tennessee, of record in Book 4318, page 727, said as follows:
>
> Beginning at a point in the southerly margin of an alley said point being the common corner between Lot Nos. 5 and 6, on the Plan of J.L. Brown's Subdivision as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee; thence with the southerly margin of an alley and the northerly boundary of said lot No. 5, north 81 degrees 03' 17" east 50 feet to the common corner between Lots Nos. 4 and 5 of the above mentioned subdivision; thence with the common line between said Lots Nos. 4 and 5 south 17 degrees 18" 37" east 666.69 feet to a point; thence south 71 degrees 03' 58" west 50 feet to a point in the common line between said Lots Nos. 5 and 6; thence with the common line between said Lots Nos. 5 and 6, north 17 degrees 48' 37" west 66.67 feet to the point of beginning.
>
> This being the same property conveyed to Central Trust by deed of record as Instrument Number 20010514-0049407, Register's Office for Davidson County, Tennessee.

This is improved property located at 1826 Jefferson Street, Nashville, TN 37208.

This conveyance is made pursuant to the powers conferred upon Grantor by a Deed of Trust, Assignment of Rentals, Security Agreement and Fixture Filing (the "Deed of Trust") dated May 9, 2001 executed by Central Trust in favor of Union Planters Bank, National Association, as beneficiary, of record as Instrument Number 20010514-0049408, Register's Office for Davidson County, Tennessee ("RODC"), with Grantor having been appointed successor trustee by an instrument of record as Instrument Number 20021213-0154135, RODC. As set forth in the notice of foreclosure sale, a copy of which is attached hereto as Exhibit "A", published pursuant to the Deed of Trust and applicable law in the Nashville Record on January 6, 2005, January 13, 2005, and January 20, 2005, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale (the "Sale") at foreclosure of the Property was

scheduled for Thursday, January 27, 2005 at 11:15 a.m. in Nashville, Tennessee at 501 Great Circle Road, Nashville, Tennessee 37201. At that time, Grantor announced the postponement of the Sale until January 27, 2005 at 11:25 a.m. at which time the Sale was commenced and concluded with Grantee constituting the highest bidder at the Sale.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's heirs, successors and assigns, forever, Grantor, solely in Grantor's fiduciary capacity as successor trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 28th day of January, 2005.

GRANTOR:

Charles B. Reasor III, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kay Fuller, a Notary Public for the state and county aforesaid, Charles B. Reasor III, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2005.

Kay Fuller
Notary Public

KAY FULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
11-22-08

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 31st day of January, 2005.

My Commission Expires

Notary Public

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES AUG. 14, 2005

Exhibit "A"

NOTICE OF FORECLOSURE SALE

Default having occurred under a Deed of Trust, Assignment of Rentals, Security Agreement and Fixture Filing (the "Deed of Trust") dated May 9, 2001 executed by Central Trust in favor of Vaden Lackey, Trustee, as trustee, and Union Planters Bank, National Association ("UPB"), as beneficiary, of record as Instrument Number 20010514-0049408, Register's Office for Davidson County, Tennessee ("RODC"); and Charles B. Reasor III (the "Successor Trustee") having been duly appointed successor trustee under the Deed of Trust by an instrument of record as Instrument Number 20021213-0154135, RODC;

NOW, THEREFORE, I, Charles B. Reasor III, as successor trustee and not otherwise, acting upon the demand of UPB, which is the lawful owner and holder of the indebtedness secured by the Deed of Trust, will on

Thursday, January 27, 2005

at 11:15 a.m. (eleven fifteen o'clock in the morning) in Nashville, Tennessee at 501 Great Circle Road, Nashville, Tennessee, 37201, which is the current location of the front door of the Davidson County Courthouse, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

> Being Lot No. 5, on the plan of J.L. Brown Subdivision as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee. Included in the above, but excluded therefrom is that part of the conveyed property condemned by the State of Tennessee, of record in Book 4318, page 727, said as follows:
>
> Beginning at a point in the southerly margin of an alley said point being the common corner between Lot Nos. 5 and 6, on the Plan of J.L. Brown's Subdivision as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee; thence with the southerly margin of an alley and the northerly boundary of said lot No. 5, north 81 degrees 03' 17" east 50 feet to the common corner between Lots Nos. 4 and 5 of the above mentioned subdivision; thence with the common line between said Lots Nos. 4 and 5 south 17 degrees 18" 37" east 666.69 feet to a point; thence south 71 degrees 03' 58" west 50 feet to a point in the common line between said Lots Nos. 5 and 6; thence with the common line between said Lots Nos. 5 and 6, north 17 degrees 48' 37" west 66.67 feet to the point of beginning.
>
> This being the same property conveyed to Central Trust by deed of record as Instrument Number 20010514-0049407, Register's Office for Davidson County, Tennessee.

The street address of the Property is 1826 Jefferson Street, Nashville, TN 37208.

The map/parcel number of the Property is 92-3-25.

The Property sold pursuant to this notice of foreclosure sale shall be sold "AS IS," and neither the Successor Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be subject to any and all prior liens, prior encumbrances, prior deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments, plus penalty and interest (if any), riparian rights, and any unwaived redemptive

rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property shall be conducted for cash (or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser). The successful purchaser, immediately after the conclusion of the bidding, shall be required to pay the Successor Trustee twenty percent (20%) of the purchase price of the Property by cashier's check or official check drawn on a bank with offices in Davidson County, Tennessee and to execute a contract for sale of real estate providing, among other things, that the closing of the sale of the Property shall occur no later than 4:00 p.m. (four o'clock in the afternoon) on Friday, January 28, 2005 at White & Reasor, PLC, 3102 West End Avenue, Suite 1150, Nashville, Tennessee 37203-1304. At the closing of the sale of the Property, the successful purchaser shall be required to pay the Successor Trustee the balance of the purchase price of the Property by cashier's check or official check drawn on a bank with offices in Davidson County, Tennessee. Prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, may announce different or additional terms pursuant to which the sale of the Property shall be conducted.

Other interested parties: State of Tennessee; Bruce Bodor, Trustee; Gerald F. Nicely, Trustee; Metropolitan Development & Housing Agency; Bruce Bodor; Janette Bodor; Janet Bodor; Mid State Brokerage, Inc.; Frankie Miller; Tammy Miller; Shawanna Chatman; Angela Hunter; Farryn Harrison; Jakell Woodruff; Deprecia Ellison; Glennell Smith; all residents and tenants of the apartments located on the Property; The Metropolitan Government of Nashville and Davidson County, Tennessee; Blackburn & Associates, PLLC; Blackburn & McCune, PLLC; and T. Larry Edmondson.

Dated: December 31, 2004

Charles B. Reason III

Charles B. Reason III, as
successor trustee and not otherwise
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, TN 37203-1304
Telephone: (615) 383-3345

Insertion dates: January 6, 2005, January 13, 2005, and January 20, 2005.

Newspaper for Publication: Nashville Record.