RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Robert L. Kraus

GRANTEE(s)
Les Lazarus
Dan Heichelbech

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

Davidson County DEEDTRS
Recvd: 01/31/06 12:41 2 pgs
Fees:13.00 Taxes:326.34
20060131-0011948

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 19, 2004 and recorded November 12, 2004, as Instrument No. 20041112-0136079 in the Register's Office of Davidson County, Tennessee, Robert L. Kraus conveyed to Transcontinental Title Co., as Trustee for "MERS" Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Mortgage Investors Corporation and Mortgage Investors Corporation's successors and assigns 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 **AARON SQUYRES** as Successor Trustee and **KARYN TIERNEY** as Co-Trustee by instrument of record recorded on January 3, 2006 as Instrument No. 20060103-0000521 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 said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on January 18, 2006 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, 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 and Dan Heichelbech, at and for the sum of $88,200.00, 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 and Dan Heichelbech of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Les Lazarus and Dan Heichelbech, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Inst# 20010831-0094644, ID#72.04-29, being known and designated as being Lot No. 26 of Block A on the map of Inglewood Golf Club Subdivision as of record in Book 843, Page 65, recorded 10/05/1933 Register's Office of said County. By fee simple deed from Vasile Truta and Ileana Truta, husband and wife as set forth in Inst # 20010831-0094644 dated 08/20/2001 and recorded 08/31/2001, Davidson County Records, State of Tennessee.

Commonly known as: 1437 Shelton Avenue, Nashville, Tennessee 37216.

Tax Parcel No.: 072-04-0-029.00

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 Les Lazarus and Dan Heichelbech, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 24 day of Jan 06.

Karyn Tierney, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Faulkner

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Karyn Tierney, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 24 day of Jan, 2014.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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 $88,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Les Lazarus

Dan Heichelbech

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Maury

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Les Lazarus and Dan Heichelbech, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Columbia, Tenn. this 30th day of January, 2014.

TAMMIE W. LOVETT
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public

My Commission Expires: Nov 19, 2018

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Les Lazarus and Dan Heichelbech
915 Lewisburg Pike
Franklin, TN 37064
VA No.