RECORDING LEGEND
PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Fred Bowman

GRANTEE(s)
Les Lazarus and Dan Heiclebech

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: 07/17/06 15:07 3 pgs
Fees:18.00 Taxes:222.74
20060717-0085860

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 11, 2004 and recorded November 16, 2004, as Instrument No. 20041116-0137461 in the Register's Office of Davidson County, Tennessee, Fred Bowman conveyed to Saturn & Mazer Title Services, Inc., as Trustee for First Franklin Financial Corp., subsidiary of National City Bank of Indiana, 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 **BRIAN J. BRUMBACK** as Co-Trustee by instrument of record recorded on May 26, 2006 as Instrument No. 20060526-0062039 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 July 12, 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 Heiclebech, at and for the sum of $60,200.00, 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 Heiclebech 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 Heiclebech, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, being the Northwesterly 170 feet of Lot No. 3, Newton Cannon's Subdivision of Block 4 in the C. T. Sheegos Subdivision of Bordeaux, of record in Book 547, Page 185, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to the Grantor by Warranty Deed of record in Instrument No. 20041116-0137460, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3106 Esther Avenue, Nashville, Tennessee 37218.
>
> Tax Parcel No.: 08101001300

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).

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 Heiclebech, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 12 day of July, 2006.

Brian J. Brumback, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Brian J. Brumback, 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 12 day of July, 2006.

Notary Public

My Commission Expires:

DENICE TAYLOR NOTARY PUBLIC PULASKI CO., ARKANSAS MY COMM. EXP. 09-25-12

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 $60,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Les Lazarus and Dan Heiclebech

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Maury

BETH A. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Les Lazarus + Dan Heiclebech with whom 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 Maury County this 17 BR day of July, 2006.

Beth A. Roberts

Notary Public

My Commission Expires: 1/20/10

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Les Lazarus and Dan Heiclebech
915 Lewisburg Pk.
Franklin, TN 37064

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(501) 219-9388

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

This 13th day of July, 2006, personally appearing before the undersigned office authorized by law to administer oaths in said State and County, Brian J. Brumback, who states on oath:

That I am more than 18 years of age, suffer no legal disability

That default occurred on Deed of Trust dated November 11, 2004, executed by Fred Bowman, as mortgagor(s), in favor of Saturn & Mazer Title Services, Inc., as Trustee for First Franklin Financial Corp., subsidiary of National City Bank of Indiana and recorded as Instrument No 20041116-0137461 of the Register of Deeds Office, Davidson County, Tennessee, encumbering the below-described property:

> Land in Davidson County, being the Northwesterly 170 feet of Lot No. 3, Newton Cannon's Subdivision of Block 4 in the C. T. Sheegos Subdivision of Bordeaux, of record in Book 547, Page 185, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to the Grantor by Warranty Deed of record in Instrument No. 20041116-0137460, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3106 Esther Avenue, Nashville, Tennessee 37218.
>
> That a foreclosure sale of said property was scheduled for July 12, 2006, at the Gaylord Entertainment Center, Davidson County, Tennessee.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue Service on the above referenced property, filed of record on December 7, 2005, as Instrument No. 20051207-0147131 in the Register of Deeds Office, Davidson County, Tennessee.

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That, the service letter to the Internal Revenue Service was mailed out via overnight mail on June 8, 2006 and the tracking number for said service letter is 1ZF3251R0144254168 (See Attachment).

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

WILSON AND ASSOCIATES, P.L.L.C.

By:
Brian J. Brumback
Co-Trustee