**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Greg William Parks and Vera M. Sargent**

**GRANTEE(s)**
**Les Lazarus and 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: 11/20/06 12:20 2 pgs
Fees:13.00 Taxes:314.50
20061120-0143634

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 6, 2005 and recorded October 25, 2005, as Instrument No. 20051025-0128650 in the Register's Office of Davidson County, Tennessee, Greg William Parks and Vera M. Sargent conveyed to David R. Wilson, as Trustee for Chase Bank USA, N.A., 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 **CRYSTANNA DUFFY** as Co-Trustee by instrument of record recorded on 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 November 8, 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 $85,001.00, 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 the following Land to wit: Land in Davidson County, Tennessee, being Lot No. 47 on the plan of Herritage Hills, Section I, as of record in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot. Being the same property conveyed to Greg William Parks and Vera M. Sargent by Deed recorded 3/4/05 in Book 20050304, page 0023960.
>
> Commonly known as: 301 Bonnaridge Drive, Hermitage, Tennessee 37076.
>
> Tax Parcel No.: 75 13 183

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 13 day of Nov, 2006.

Crystanna Duffy, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI Saline

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, **Crystanna Duffy, 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 13 day of Nov, 2006.

Notary Public

My Commission Expires: Shannon L. Defoor NOTARY PUBLIC Saline County, Arkansas My Commission Exp. 8-10-2011

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 $85,001.00, 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 Heichelbech

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 Franklin, TN this 20 day of Nov, 2006.

Notary Public

My Commission Expires: 10-28-07

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Les Lazarus and Dan Heichelbech
915 Lewisburg Pike
Franklin, TN 370643