Davidson County DEEDTRS
Recvd: 01/09/07 11:26 3 pgs
Fees:18.00 Taxes:81.03
20070109-0003676

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 26, 1999, Rueben Dockery and Shanita Dockery, husband and wife, executed to G. Bevard, Trustee, a certain deed of trust conveying to him/her as Trustee, certain property hereinafter fully set forth and described, which deed of trust is found of record in Book 11641, Page 685, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument Number 20061026-0132517 in said Register's Office the Original Trustee was replaced by E. Franklin Childress, Jr., Blair B. Evans, and K. David Waddell, as Substitute Trustees, any one of whom is empowered to serve with all the title, powers, and duties of the Original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, CitiMortgage, Inc., successor by reason of merger with Citifinancial Mortgage Company, Inc., f/k/a Travelers Bank and Trust, FSB, the owner thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD a newspaper published in the City of Nashville, Davidson County, Tennessee, the first insertion appearing on November 2, 2006 and subsequent insertions appearing on November 9, 2006, and November 16, 2006, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, the Substitute Trustee did appear at ten thirty o'clock (10:30 a.m.) on Monday, November 27, 2006 and did announce the adjournment of the said sale to Thursday, December 28, 2006, at ten thirty o'clock (10:30 a.m.); and

WHEREAS, at ten thirty o'clock (10:30 a.m.), on **Thursday, December 28, 2006**, being the time and at the main door of the Register of Deeds, located in the Gaylord Entertainment Center, 501 Broadway, Suite 501, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Les Lazarus, Dan Heichelbech

and Mike Maitland, Their Heirs and or Assigns, at and for the sum of $21,900.00 which is the highest and best bid in connection therewith;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said Les Lazarus, Dan Heichelbech and Mike Maitland, Their Heirs and/or Assigns, the following real estate situated and located in Davidson County, Tennessee, to-wit:

> All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 11528, Page 401, ID# 81-13-242, being known and designated as part of Lot No. 29, in Owens Plan of Buena Vista Lots as of record in Book 57, Page 26.
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> This being the same property conveyed to Rueben Dockery and Shanita Dockery, husband and wife, from Michael W. Bryan, by Warranty Deed dated June 4, 1999 and recorded June 15, 1999 in Book 11528, Page 401, Davidson County Records, State of Tennessee.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Davidson County Register's Office.

IN WITNESS WHEREOF, K. David Waddell, as Substitute Trustee has hereunto set his hand this the 28th day of December, 2006.

K. DAVID WADDELL
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 28th day of December, 2006, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared K. David Waddell, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Substitute Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:
9-28-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 42,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4th DAY OF Jan 20 06
Deputy Register

SANDRA S. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $21,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me on this 8th day of Jan, 2006.

NOTARY PUBLIC

My Commission Expires:
5-22-10

DIANNE D. STRODER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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PROPERTY ADDRESS:	2135 11th Avenue North Nashville, Tennessee 37208
OWNER AND MAIL TAX NOTICE TO:	Les Lazarus, Dan Heichelbech and Mike Maitland 915 Lewisburg PK Franklin, TN 37064
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 165 Madison Avenue, Suite 2000 Memphis, TN 38103
Tax Parcel ID:	Map 81-3, Parcel 242