PICK-UP

Davidson County DEEDTRS
Recvd: 02/15/07 11:13 3 pg
Fees:18.00 Taxes:305.25
20070215-0019321

TENNESSEE
MAP: #073.01/0/168.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED JULY 29, 2005, AND RECORDED IN REGISTER'S INSTRUMENT: #20050801-0089486, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, NEAL VARDAMAN, UNMARRIED MAN, CONVEYED TO RICHARD A. NORTHCUTT, TRUSTEE(S), 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 appointed the undersigned as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT: #20060320-0031393, in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on February 6, 2007, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale LES LAZARUS, A MARRIED MAN, whose address is, 915 LEWISBURG PIKE, FRANKLIN, TENNESSEE 37064, being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY ONE THOUSAND TWO HUNDRED FIFTY ONE DOLLARS AND 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by LES LAZARUS, A MARRIED MAN of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ELIZABETH A. CASH, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said LES LAZARUS, A MARRIED MAN, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in NASHVILLE, County of Davidson, State of Tennessee, to-wit:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

NEAL VARDAMAN, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20050801-0089485, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto LES LAZARUS, A MARRIED MAN, his heirs and assigns in fee simple forever, to whom the said ELIZABETH A. CASH, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said ELIZABETH A. CASH, Substitute Trustee, has on February 6, 2007 hereunto set her hand and seal.

Elizabeth A. Cash Substitute Trustee
ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 6, 2007 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ELIZABETH A. CASH to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as Substitute Trustee and as her free act and deed.

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

Brenda L. Doyle
NOTARY PUBLIC

My Commission Expires: 9-17-08

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 9-17-08

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
2200 MILTON DRIVE
NASHVILLE, TENNESSEE 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
LES LAZARUS, A MARRIED MAN
915 LEWISBURG PIKE
FRANKLIN, TENNESSEE 37064

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,251.00
AFFIANT_____
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
_____ **20**____
NOTARY PUBLIC_____
MY COMMISSION EXPIRES_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 92,500
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 20 07
Deputy Register

LEGAL DESCRIPTION

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #46 ON THE PLAN OF HIGHLAND VIEW SUBDIVISION OF RECORD IN BOOK: #1424, PAGE: #39, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT: #46 FRONTS 70 FEET ON THE WESTERLY SIDE OF MILTON DRIVE AND RUNS BACK 222.8 FEET ON THE NORTHERLY LINE AND 204.6 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 72.1 FEET THEREON.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A STRIP OF LAND FRONTING ON AVALON DRIVE MARKED "RESERVED" ON THE PLAT OF VIRGINIA MANOR, OF RECORD IN BOOK: 1835, PAGE: 22, REGISTER'S OFFICE FOR SAID COUNTY.

SAID TRACT BEGINS AT A MONUMENT IN THE SOUTHERLY MARGIN OF AVALON DRIVE, 180 FEET EASTERLY FROM A MONUMENT AT THE BEGINNING OF A CURVE IN THE SOUTHEASTERLY INTERSECTION OF AVALON DRIVE AND WARDEN DRIVE, THENCE WITH A MARGIN OF AVALON DRIVE EASTWARDLY 186.57 FEET TO A MONUMENT;

THENCE CONTINUING WITH THE SAID AVALON DRIVE, 18.12 FEET TO A MONUMENT AT THE BEGINNING OF A CURVE IN THE INTERSECTION AVALON DRIVE AND MILTON DRIVE; THENCE AROUND SAID CURVE, 31.42 FEET TO A POINT IN THE WESTERLY MARGIN OF MILTON DRIVE;

THENCE WESTWARDLY IN A STRAIGHT LINE WITH THE NORTHERLY MARGIN OF THE HIGHLAND VIEW SUBDIVISION (OF RECORD IN BOOK 1424, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY) 222.8 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.