RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sharon M. Ervin

GRANTEE(s)
Les Lazarus

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: 05/18/07 10:53 2 pgs
Fees:13.00 Taxes:277.50
20070518-0059558

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 6, 2006 and recorded November 13, 2006, as Instrument No. 20061113-0140232 in the Register's Office of Davidson County, Tennessee, Sharon M. Ervin conveyed to Arnold M. Weiss, as Trustee for Mortgage Electronic Registrations Systems, Inc., acting solely as a nominee for WMC Mortgage Corp. and WMC Mortgage Corp.'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 by instrument of record recorded on May 3, 2007 as Instrument No. 20070503-0053469 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 May 16, 2007 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, at and for the sum of $54,001.00, 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 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, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Sharpe & Horn's Second Subdivision of the Lindsley Property in Northeast Nashville, of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Sharon M. Ervin by Warranty Deed dated October 12, 2004 from Jillian Etherington of record in Instrument No. 20041018-0124914 of the Register's Office for Davidson County, Tennessee. Parcel number: 071 15 0 303.00.
>
> Commonly known as: 1219 Joseph Avenue, Nashville, Tennessee 37207.
>
> Tax Parcel No.: 071 15 0 303.00

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 unto its successors and assigns.

IN WITNESS WHEREOF, the said Trustee has hereunto set his or her hand and seal this 17 day of May, 07.

Aaron Squyres, 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, Aaron Squyres, as Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 17 day of May, 07.

Notary Public

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

My Commission Expires:

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 $54,001.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Les Lazarus

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Les Lazarus, 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 Alexander Plaza Bot this 18 day of May, 2007.

Notary Public

My Commission Expires: 12/6/10

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Les Lazarus
915 Lewisburg Pike
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 25,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 2007

Deputy Register

MARK MANKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY