Davidson County DEEDTRS
Recvd: 08/13/08 09:49 3 pgs
Fees:18.00 Taxes:170.20
20080813-0083225

Name and address of new owner and send tax bills to:
Les Lazarus and Dan Heichelbech
728 Still Pond Road
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 46,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Aug 20 08
Deputy Register

Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

MAP-PARCEL NO.: 071-09-0034.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 19, 1998, recorded in Book 11193, Page 129, Register's Office, Davidson County, Tennessee, **SaBrenda Michelle Fuller**, conveyed to Rusty L. Moore, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 3, 2008, and recorded in Instrument No.:20080707-0069911, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *The Davidson AM, of The Tennessean,* a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of July 18, July 25, and August 1, 2008, stating that on Friday, August 8, 2008, at 12:15 PM, in the hallway outside the entrance to the Davidson County Register of Deeds Office located inside the Sommet Center, formerly known as the Gaylord Entertainment Center, 501 Broadway, Downtown Nashville, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to Les Lazarus and Dan Heichelbech, as tenants in common, their heirs and assigns for $32,910.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby

acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Les Lazarus and Dan Heichelbech**, as tenants in common, (hereinafter referred to as Grantee), their heirs and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 123, on the Plan of Brooklyn Heights Subdivision, as of record in Book 332, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

DEED REFERENCE:
BEING the same property conveyed to SaBrenda Michelle Fuller, by deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation, of record in Book 11193, page 126, Register's Office of Davidson County, TN.

MAP/PARCEL: 071-09-0034.00
PROPERTY ADDRESS: 1808 Seminary Street, Nashville, TN 37207, as shown on the tax maps of Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 8th day of August, 2008.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 8th day of August, 2008.

Notary Public

My Commission Expires: 07/24/2010

KAY E. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,910.00.

Affiant

Subscribed and sworn before me, this 8th day of August, 2008.

Notary Public

My Commission Expires: 07/24/2010

File# 58049

KAY E. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY