Davidson County DEEDTRS
Recvd: 10/21/08 11:08 2 pgs
Fees:13.00 Taxes:314.50
20081021-0105499

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427

SUBSTITUTE TRUSTEE'S DEED

On the 13th day of March, 2006, **VICKI S. CAMPBELL** executed a Deed of Trust to Earnest B. Williams, IV, Davidson County, TN, as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument No. 20060321-0032108** and Paul N. Royal of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in **Instrument No. 20081010-0102772.**

The property is known as 994 Maplewood Place, Nashville, TN 37227 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Tennessean newspaper, which is a daily newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on September 26, October 3 and October 10, 2008. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Monday, October 20, 2008 at 11:30 a.m. and at the place mentioned in the advertisement which was at the outside the door of the Register of Deeds Office for Davidson County, which is inside the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee (enter the building at the entrance located at the corner of Broadway and 6th Avenue). The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **LES LAZARUS and DAN HEICHELBECH** for the sum of **$74,924.00**, which was the highest and best valid bid offered, and the purchasers, **LES LAZARUS and DAN HEICHELBECH**, have complied with their bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Paul N. Royal, Substitute Trustee, does hereby bargain, sells, and conveys unto the purchasers, **LES LAZARUS and DAN HEICHELBECH**, the property above mentioned and now more fully described as follows:

Parcel 1: Being Lot No. 69 in I.C. McMahan's Subdivision of the Maplewood Lands, as of record in Book 547, Page 78, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the southerly side of Maplewood Lane 150 feet west of the intersection of Richmond Street, now Burrus Avenue, with said Maplewood Lane; thence westerly along the southerly side of Maplewood Lane 100 feet to an iron pin; thence southerly 1 deg. West 177.5 feet to an iron pin; thence easterly 100 feet to an iron pin; and thence northerly to an iron pin at the point of beginning, 175.5 feet according to an unrecorded survey of Ralph W.C. Lambert, dated 12/03/95.

This being the same property described by deed of record in Book 11177, Page 44, and as Instrument No. 20030918-0137827 and as Instrument No. 20033119-0168606 in the Register's Office for Davidson County, TN.

Parcel No. 06107020800

The said Paul N. Royal, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Paul N. Royal, Substitute Trustee, has hereunto set his hand this 20th day of October, 2008.

PAUL N. ROYAL, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 20th day of October, 2008, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

LINDA STUNDAHL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. MARCH 31, 2010

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF _____)

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, **$74,924.00**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and sworn to before me this _____ day of _____, 2008.

_____
NOTARY PUBLIC

My Commission Expires:

_____

FOR REGISTER'S USE ONLY

Property known as: 994 Maplewood Place Nashville, TN 37227	GRANTEE & Send Tax Notice to: LES LAZARUS and DAN HEICHELBECH 915 Lewisburg Franklin, TN 37064	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 83,600
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21 DAY OF Oct 20 08
Deputy Register