FILE NO.: 09-09320

THIS INSTRUMENT PREPARED BY AND RETURN TO:
M.TODD JACKSON, ATTORNEY, TN BPR 23455
BROCK & SCOTT, PLLC
5431 OLEANDER DRIVE, SUITE 200
WILMINGTON, NC 28403

Davidson County DEEDTRS
Recvd: 08/05/09 09:15 4 pgs
Fees:23.00 Taxes:530.21
20090805-0073273

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Diego F. Acosta joined by his wife, Beatriz Pelaez by proforma herein conveyed to Weiss & Weiss, Attorneys at Law as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated November 29, 2006, and recorded in the Office of the Register of Deeds of Davidson County, Tennessee, in Instrument/Book No. 200611300147554 and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Banco Popular, North America**; and

WHEREAS, Banco Popular, North America, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 20090723-0069084, Page 1 in the Office of the Register of Deeds 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 requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, at the time and place mentioned in referenced advertisement, Susan Harville, the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on July 30, 2009 at 11:00AM to the highest and best bidder for cash, at which sale Steve Michaels, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $143,301.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by Les Lazarus as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Les Lazarus and Dan Heichelbech, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee being Lot No. 83, on the Plan of Section One, Phase One, Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20060330-0035946, said Register's office.

BEING the same property conveyed to Diego F. Acosta, married by Deed dated November 29, 2006, and being filed for record in Instrument No. 20061130-0147553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Section One, Phase One, Indian Creek Estates, of record in Book 10752, page 553, as amended in Instrument No. 20000727007415 2, and made applicable in Instrument No. 200605230060562, Register's Office for Davidson County, Tennessee.

Property commonly known as 7425 Stecoah Street, Antioch, TN 37013.

The last recorded Warranty Deed was filed of record at Instrument/Book No. 200611300147553, in the Office of the Register of Deeds of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Les Lazarus and Dan Heichelbech, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further or otherwise.

FILE NO.: 09-09320

IN TESTIMONY WHEREOF, Attorney M.Todd Jackson of Substitute Trustee, has hereunto set his hand, this 3rd day of August, 2009.

Brock & Scott, PLLC

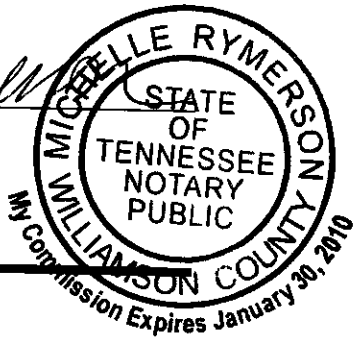
By: _____
M.TODD JACKSON, Attorney
TN BPR 23455
Brock & Scott, PLLC
Substitute Trustee
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

STATE OF Tennessee
COUNTY OF Williamson

Before me, a Notary Public in the State and County aforementioned personally appeared M.TODD JACKSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public



My Commission Expires: _____

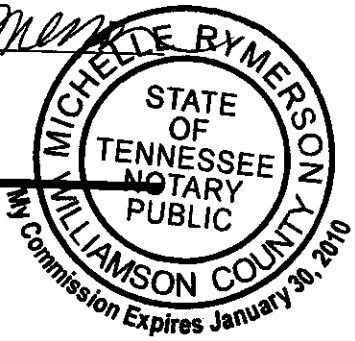
STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $143,301.00, 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 31st day of August 2009.

Notary Public



My Commission Expires: _____

Brock & Scott File No.: 09-09320
Property Address: 7425 Stecoah Street, Antioch, TN 37013
Tax Parcel I.D. No.: 181.03-0A-244.00C0
Property Owner and Tax Notices:
Les Lazarus and Dan Heichelbech
728 Still Pond Road
Columbia, TN 38401

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

