BILL GARRETT, Davidson County
Trans:T20090077473 DEEDTRS
Recvd: 11/13/09 12:59 3 pgs
Fees:18.00 Taxes:236.80
20091113-0104825

FILE NO.: 09-17165

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Samuel Reyes Baez, joined herein by his wife, Leticia Perez Perez conveyed to Timothy D. Furgeson 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 July 28, 2006, and recorded in the Office of the Register of Deeds of Davidson County, Tennessee, in Instrument/Book No. 20060807-0095969 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 200910300100225, 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, Michelle Rymerson, the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on November 6, 2009 at 11:00AM to the highest and best bidder for cash, at which sale Dan Heichelbeck, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $64,001.00; 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 Dan Heichelbeck, 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 Dan Heichelbeck, Trustee of L & H Trust, 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, being Lot No. 2 on the Plan of Charlestowne, as of record in Plat Book 6200, Page 220, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Subject to matters shown on the plan of record in Book 6200, page 220, Register's Office for Davidson County, Tennessee.

Subject to Agreements for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 5300, page 903, Book 6186, page 235, and Book 7170, page 775, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel Reyes Baez by deed of record in Instrument No. 200608070095968, Register's Office for Davidson County, Tennessee.

Property commonly known as: 3204 Anderson Road, Antioch, TN 37013.

The last recorded Warranty Deed was filed of record at Instrument/Book No. 200608070095968, 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 Dan Heichelbeck, Trustee of L & H Trust, 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.

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IN TESTIMONY WHEREOF, Attorney M.Todd Jackson of Substitute Trustee, has hereunto set his hand, this 9th day of November 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: _____

MICHELLE RYMERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 30, 2010

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 $64,001.00, 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 10 day of November 2009.

Notary Public

My Commission Expires: _____

MICHELLE RYMERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 30, 2010

Brock & Scott File No.: 09-17165
Property Address: 3204 Anderson Road, Antioch, TN 37013
Tax Parcel I.D. No.: 150.06-0-215.00
Property Owner and Tax Notices:
Dan Heichelbeck, Trustee of L & H Trust
728 Still Pond Road
Columbia, TN 38401