TENNESSEE
MAP: #083-05032300

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED APRIL 25, 2007, AND RECORDED IN REGISTER'S INSTRUMENT: #20070503-0052893 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEVERLY CHRISTIAN F/K/A BEVERLY C. VOORHIES, UNMARRIED, CONVEYED TO SOUTHEAST TITLE, TRUSTEE(S), 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 appointed the undersigned as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT #20100907-0070957 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on August 16, 2011, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale LES LAZARUS, A SINGLE MAN AND DAN HEICHELBECH, A MARRIED MAN, whose address is, 728 STILL POND ROAD, COLUMBIA, TENNESSEE 38401, being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY THOUSAND TWO HUNDRED ONE DOLLARS AND 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of /his bid.

NOW, THEREFORE, in consideration of the premises and the payment by LES LAZARUS, A SINGLE MAN AND DAN HEICHELBECH, A MARRIED MAN of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ARNOLD M. WEISS, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said LES LAZARUS, A SINGLE MAN AND DAN HEICHELBECH, A MARRIED MAN, their heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT #50 ON THE PLAN OF F. O. BEAZLEY'S SUBDIVISION OF BLOCK C, OF RECORD IN PLAT BOOK 2, PAGE 66, CHANCERY COURT FOR SAID COUNTY.

SAID LOT #50 FRONTS 50.0 FEET ON THE SOUTHERLY MARGIN OF CALVIN AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 170.0 FEET TO A DEAD LINE AT A 15 FOOT ALLEY.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

MOSE ALLEN GRAHAM (DECEASED) AND BEVERLY C. VOORHIES, A/K/A BEVERLY CHRISTIAN, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK 9225, PAGE 67, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110059963 DEEDTRS
Recvd: 09/27/11 11:53 2 pgs
Fees:13.00 Taxes:338.55
20110927-0074727

Subject to any unpaid taxes;

Notice of the Right to Foreclose has been given in compliance with T.C.A. § 35-5-117.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto LES LAZARUS, A SINGLE MAN AND DAN HEICHELBECH, A MARRIED MAN, their heirs and assigns in fee simple forever, to whom the said ARNOLD M. WEISS, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural; the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said ARNOLD M. WEISS, Substitute Trustee, has on August 16, 2011 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 16, 2011 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ARNOLD M. WEISS to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

BRENDA L. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 8-22-2012

MY COMMISSION EXPIRES:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
1304 CALVIN AVENUE
NASHVILLE, TENNESSEE 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
LES LAZARUS AND DAN HEICHELBECH
728 STILL POND ROAD
COLUMBIA, TENNESSEE 38401

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $***$70,201.00***
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, August 16, 2011
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 71,500
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Sept 20 11
Deputy Register