RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Gary R. Youngblood and Dawn M. Youngblood

GRANTEE(s)
Dan Heichelbech

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20120015539 DEEDTRS
Recvd: 03/02/12 11:53 2 pgs
Fees:13.00 Taxes:206.83
20120302-0018461

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 15, 2007 and recorded June 18, 2007, as Instrument No. 20070618-0072594 in the Register's Office of Davidson County, Tennessee, Gary R. Youngblood and Dawn M. Youngblood conveyed to Lighthouse Title and Escrow, as Trustee for Chase Bank USA, N.A., 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, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on January 13, 2012 as Instrument No. 20120113-0003953 in the Register's Office 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 JPMorgan Chase Bank, National Association has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on January 20, 2012 and was advertised a total of three times, prior to actual sale date. A Notice of Right to Foreclose was mailed to the borrower(s) on August 31, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on February 15, 2012 at the Bridgestone Arena in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Dan Heichelbech, at and for the sum of $31,500.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Dan Heichelbech of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Dan Heichelbech, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the 11th, formerly the 19Th Civil District of said County, being the easterly one half of lot number 34 and all of lot number 35 on the map of the Bixler Property, not of record, described according to a survey made by Lewis D. Justice, Surveyor, September 11Th, 1951, as follows: Beginning at a stake at the northwest corner of Old Hickory Boulevard and Lanier Drive; thence with said Drive northwardly 200 feet to a stake at the corner of lots numbers 35 and 47; thence with the line between lots numbers 34, 34, 46 and 47 westwardly 150 feet to a stake; thence southwardly 200 feet to a stake in the northerly margin of Old Hickory Boulevard; thence with said Boulevard eastwardly 150 feet to the beginning.
>
> Being the same property conveyed to Gary R. Youngblood and Dawn M. Youngblood by Warranty Deed recorded June 18, 2007 , as Instrument No. 20070618-0072593, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 665 East Old Hickory Boulevard, Madison, Tennessee 37115-3827.
>
> Tax Parcel No.: 043-140-187.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Dan Heichelbech, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 24 day of Feb, 2012.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Partner
Wilson & Associates, PLLC
TN Bar #026039

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 24 day of Feb, 2012.

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

_____
Notary Public

My Commission Expires: 4-19-2021

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $31,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Dan Heichelbech

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 5,900
_____
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 2 DAY OF March 2012
_____
Deputy Register

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Dan Heichelbech
915 Lewisburg Pk
Franklin, TN