BILL GARRETT, Davidson County
Trans:T20130033102 DEEDTRS
Recvd: 04/23/13 09:55 3 pgs
Fees:18.00 Taxes:175.82
20130423-0040119

Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
809 S. Main Street, P.O. Box 1431
Columbia, TN 38402-1431

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this, the 16th day of April, 2013, by and between Tisher & Wolaver, PLLC, a Tennessee Professional Limited Liability Company, Successor Trustee, FIRST PARTY, and Heritage Bank & Trust, its successors and assigns, SECOND PARTY.

WHEREAS, by deed of trust dated May 12, 2008, filed for record as Instrument Number 20080528-0054077, Register's Office of Davidson County, Tennessee, Richard D. Hlavati, II, did convey to Paul S. Watson as Trustee, the hereinafter described real estate, to secure a note as set forth therein; and

WHEREAS, the holder of said note removed the said Paul S. Watson as Trustee and replaced him by appointing Tisher & Wolaver, PLLC, as Successor Trustee by Instrument Number 20130308-0023168, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note, and the holder thereof, having directed the Trustee and Successor Trustee to sell said property as provided in said deed of trust, and the FIRST PARTY did on April 16, 2013, sell said property pursuant to the notices of advertisement required by the deed of trust; and

WHEREAS, the last, highest and best bidder was the SECOND PARTY at the price of $47,520.00.

NOW, THEREFORE, for the consideration of the sum of $47,520.00, cash, the receipt of which is hereby acknowledged, FIRST PARTY hereby transfers and conveys unto SECOND PARTY, its successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot 15, PLAN OF OAKWOOD TERRACE SUBDIVISION, SECTION ONE, as shown on plat of record in Plat Book 4460, Pages 54-55, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Rich Hlavati by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Asset-Backed Pass-Through Certificates, Series 2003-W1, recorded on the 10th day of March, 2008 in Instrument No.

20080310-0024071, in the Register's Office of Davidson County, Tennessee.

Parcel ID: 148 08 0 017.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the SECOND PARTY, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the FIRST PARTY, as Successor Trustee, does hereby transfer, assign and set over unto the SECOND PARTY, all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized to do as Successor Trustee, but not further or otherwise.

WITNESS the signature of the FIRST PARTY on this, the day and date first above written.

TISHER & WOLAVER, PLLC

By: _____
T. Jake Wolaver, Member

Successor Trustee

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, T. Jake Wolaver, with whom I am personally acquainted, and who, being authorized so to do, acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Tisher & Wolaver, PLLC, Successor Trustee, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of April, 2013.

My commission expires:
1-20-2015

_____
Notary Public

CEMELE M. ALMAND
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE - MAURY COUNTY

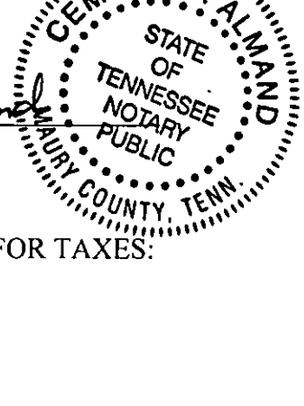
I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $47,520.00.

_____
Affiant

Subscribed and sworn to before me, this 18th day of April, 2013.

My commission expires:
1-20-2015

Cemele M. Almand
Notary Public



NEW PROPERTY OWNERS:

Heritage Bank & Trust
217 S. James Campbell Blvd.
Columbia, TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

Heritage Bank & Trust
217 S. James Campbell Blvd.
Columbia, TN 38401