Davidson County DEEDTRS
Recvd: 05/12/04 09:29 2pgs
Fees:13.00 Taxes:325.97
20040512-0054623

THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
Priority Trustee Services of TN, L.L.C.
3300 N.E. Expressway, Building 8
ATLANTA, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 26, 2001, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20010412-0036235, ("Deed of Trust"), Henry L. Davidson and Vickie D. Davidson conveyed to Michael T. Bates, 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; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee; and

WHEREAS, **Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20040406-0038682** 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 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, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 04/01/2004, 04/08/2004, 04/15/2004, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 22, 2004, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Higgins, Himmelberg & Piliponis, P.L.L.C., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Richard Ice and Dr. Ronald Gilmer**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 88,100.00**; and

WHEREAS, **Richard Ice and Dr. Ronald Gilmer** has/have 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;

NOW, THEREFORE, in consideration of the premises and of the payment by **Richard Ice and Dr. Ronald Gilmer** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Priority Trustee Services of TN, L.L.C.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Richard Ice and Dr. Ronald Gilmer**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

All that certain tract or parcel of land situated in Davidson County, State of Tennessee, and further described as follows, to -wit: Being lot No. 1 on the Plan of the Resubdivision of Lots 40 and 41 West End Land Company, of record in Plat Book 4595, Page 13, Register's Office for said County. Said Lot No. 1 fronts 74.80 feet on the easterly margin of 37th Avenue North and extends back along the Southerly margin of a 10-foot alley 141.13 feet to the Northerly line, and 129.51 feet on the Southerly line to a line in the rear on which it measures 75.44 feet. Being the same property conveyed to Henry L. Davidson and wife, Vickie D. Davidson, by Warranty Deed from Billy G. Mann, Trustee, with full power to convey, encumber and otherwise transfer without the joinder of any other person, dated March 31, 1992, recorded February 13, 1995, in Book 9593, Page 695, in the Register's Office of Davidon County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200104120036236 in the Register's Office 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 forever, to **Richard Ice and Dr. Ronald Gilmer**, his/her/their successors and assigns, whom the said, **Priority Trustee Services of TN, L.L.C.**, 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 nor otherwise.

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 22nd day of April, 2004.

Priority Trustee Services of TN, L.L.C.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 22nd day of April, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , Dionne Simmons, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Priority Trustee Services of TN, L.L.C.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such officer or member.

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

ROBIN M. WALKER NOTARY EXPIRES GEORGIA APRIL 12, 2008 PUBLIC DEKALB COUNTY

Notary Public

My Commission Expires: _____

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STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 88,100.00, 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 22nd DAY OF APRIL 2004.

ROBIN M. WALKER NOTARY EXPIRES GEORGIA APRIL 12, 2008 PUBLIC DEKALB COUNTY

Notary Public

My Commission Expires: _____

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MSP No.: 382.0308398TN (Davidson)
Lender Loan No.: 0432692226
Property Address: 236 37th Avenue North, Nashville, TN 37209
Tax Parcel ID No.: 92-13;446.00

Mail Tax Notices To and Property Owner:
Richard Ice and Dr. Ronald Gilmer
4517 Charlotte Ave
Nashville,TN 37209