THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
ATLANTA, GA 30329

Davidson County DEEDTRS
Recvd: 08/18/04 15:41 2pgs
Fees:13.00 Taxes:222.00
20040818-0100030

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 15, 2002, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 200203190033869, ("Deed of Trust"), Thomas V. Waller Jr. conveyed to Priority Trustee Services of Tennessee, L.L.c., 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 Wells Fargo Bank Minnesota, National Association, as Trustee without recourse; 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 07/08/04, 07/15/04 and 07/22/04, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 29, 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
$ 60,001.00; 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:

Land in Davidson County, being Lot No. 59 on the Second Revised Plan of Valley View Subdivision, Section 1, as of record in Book 2331, Page 113, Register's Office for Davidson County, Tennessee. Said Lot No. 59 fronts 50 feet on the northerly side of Lookout Drive and runs back between parallel lines 124 feet to a dead line. Being the same property conveyed to Thomas V. Waller, Jr. by deed from Clara Moore, dated March 15, 2002 the same being recorded simultaneously herewith in Book 20020319, page 0033868, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20020319 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 29th day of July, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 29th day of July, 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.

Notary Public

My Commission Expires:_____

DEIDRE BOYKINS NOTARY PUBLIC GWINNETT CO. GA MY COMMISSION EXPIRES APRIL 17 2006

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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 $ 60,001.00, 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 29th DAY OF JULY 2004.

Notary Public

My Commission Expires: _____

DEIDRE BOYKINS NOTARY PUBLIC GWINNETT CO. GA MY COMMISSION EXPIRES APRIL 17 2006

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MSP No.: 226.027229TN (Waller)
Lender Loan No.: 5929708
Property Address: 3810 Lookout Drive, Nashville, TN 37209
Tax Parcel ID No.: 104-01;6.00

Mail Tax Notices To and Property Owner:
Richard Ice and Dr. Ronald Gilmer.
234 37th Avenue
Nashville, TN 37209