Davidson County DEEDTRS
Recvd: 09/03/04 11:07 2pgs
Fees:13.00 Taxes:303.77
20040903-0106959

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 26, 1997, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 10774, Page 43, ("Deed of Trust"), Isiah Dickson conveyed to Ron Suedekum, 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, **Bank of America NA,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument **200407260088927,** 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 7/22/2004, 7/29/2004, 8/5/2004, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 19, 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 **Tim Forsman**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 82,100.00**; and

WHEREAS, **Tim Forsman** 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 **Tim Forsman** 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 **Tim Forsman**, 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 parcel of land in Davidson County, State of Tennessee, as more fully described in deed book 8453 page 894 ID# 82-13-0-193, being known and designated as part of lot 104, D.T. McGavock's first addition to Nashville, filed in plat book 10, page 606. By fee simple deed from Robert Dickson, sole owner, reserves a life estates as set forth in book 8483, page 894 dated 11/11/91 and recorded 11/12/1991, Davidson County Records, State of Tennessee.

The last recorded Warranty Deed was filed of record at Book 8483, Page 894, 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 **Tim Forsman**, 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 19th day of August, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 19th day of August, 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 this day and year above written.

GERMAINE DUNCAN NOTARY PUBLIC GEORGIA EXPIRES SEPT. 21, 2007 CLAYTON 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 $ 82,100.00, 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 THIS 19th DAY OF AUGUST 2004.

GERMAINE DUNCAN NOTARY PUBLIC GEORGIA EXPIRES SEPT. 21, 2007 CLAYTON COUNTY

Notary Public

My Commission Expires: _____

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MSP No.: 590.0410914TN (Dickson)
Lender Loan No.: 7017975280
Property Address: 1213 6TH Avenue, North, Nashville, TN 37208
Tax Parcel ID No.: 82-13;193.00

Mail Tax Notices To and Property Owner:
Tim Forsman
1212 Linden Ave.
Nashville,TN37212