Davidson County DEEDTRS
Recvd: 01/18/05 15:47 2 pgs
Fees:13.00 Taxes:371.94

20050118-0006326

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 November 20, 2000, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument # 200011220115517, ("Deed of Trust"), Charles G. Stockard and Pamela A. Stockard conveyed to Franklin Mortgage Funding Inc., 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 One, National Association, as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200411300142394** 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 November 25, December 2 and 9, 2004, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 6, 2005, 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 **Laura Gilmer**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 100,525.00**; and

WHEREAS, **Laura 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 **Laura 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 **Laura 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, Tennessee, being Lot No. 60 on the Plan of Connell Estates Subdivision, Section No. 1, which appears of record in Book 2900, Page 15, Register's Office for said County; to which Plan reference is hereby made for a complete and accurate description thereof.
Being the same property conveyed to Keith T. Cole and wife Natosha B. Cole by deed from Peter J. Harper and wife Jill S. Harper dated 02/26/99, and filed in Deed Book 11369, Page 434 for said Register's Office. AND being the same property conveyed to the Grantors herein, by deed filed for record simultaneously herewith.

The last recorded Warranty Deed was filed of record at Instrument No. 200011220115516 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 **Laura 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 6th day of January, 2005.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 6th day of January, 2005, 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.

MITZI GREEN NOTARY EXPIRES GEORGIA NOV. 18, 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 $ 100,525.00, 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 6th DAY OF JANUARY 2005.

MITZI GREEN NOTARY EXPIRES GEORGIA NOV. 18, 2008 PUBLIC DEKALB COUNTY

Notary Public

My Commission Expires: _____

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MSP No.: 382.0318538TN (Stockard)
Lender Loan No.: 0432449809
Property Address: 104 Utley Drive, Goodlettsville, TN 37072
Tax Parcel ID No.: 18-07;33.00

Mail Tax Notices To and Property Owner:
Laura Gilmer
9441 Clovercraft
Franklin, TN 37067