THIS INSTRUMENT PREPARED BY:
HUDNALL, COHN & ABRAMS OF TN, LLC
780 Johnson Ferry Road, Suite 250
Atlanta, GA 30342

Davidson County DEEDTRS
Recvd: 11/21/05 13:52 3 pgs
Fees:18.00 Taxes:304.14
20051121-0140360

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Timothy J. Condra and Tina Condra, by Deed of Trust (the "Deed of Trust") dated July 20, 2000, of record in Instrument No. 200007310075544, Register's Office for Davidson County, Tennessee, conveyed to John B. Philip, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Mortgage Electronic Registration Systems, Inc. as nominee for Aegis Mortgage Corporation d/b/a UC Lending; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument No. 200509190111960, said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record on September 22, 2005, September 29, 2005, and October 6, 2005; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front entrance of the Gaylord Entertainment Center Nashville, Tennessee at 12:00 p.m. on November 3, 2005. And, Laura Gilmer, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Eighty Two Thousand Two Hundred Dollars And No Cents Dollars ($82,200.00).

NOW, THEREFORE, HUDNALL, COHN & ABRAMS OF TN, LLC in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 94 on the Plan of Section III, Valley View, of record in Book 2330, Page 148, Register's Office for said County.

Said Lot No. 94 fronts 50 feet on the East side of Sentinel Drive, and extends back between parallel lines, 187.6 feet to a dead line.

Being the same property conveyed to Leila Mae Condra and Timothy J. Condra and wife, Tina Condra as Tenants in Common with right of survivorship by deed from Liela Mae Condra, unmarried widow, of record in Book 11364, Page 462, Register's Office for Davidson County, Tennessee. The said Leila mae Condra having since died and title having vested in Timothy J. Condra and wife, Tina Condra as surviving tenants.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

HUDNALL, COHN & ABRAMS OF TN, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 8 day of November, 2005.

HUDNALL, COHN & ABRAMS OF TN, LLC

By: _____

Richard B. Maner

Title: Member

ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public of the State of Georgia and County of Cherokee, personally appeared Richard B. Maner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer of Hudnall, Cohn & Abrams of TN, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member.

WITNESS my hand and official seal at office this 8 day of November, 2005.

_____

Jananne Johnston
Notary Public

My Commission expires:

JANANNE JOHNSTON NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES December 1, 2007

FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $82,200.00.

Jennifer James
Affiant

Subscribed and sworn to before me this 8 day of November, 2005.

Jananne Johnston
Notary Public

My commission expires:

JANANNE JOHNSTON NOTARY PUBLIC CHEROKEE COUNTY GEORGIA December 1, 2007

PROPERTY ADDRESS:
310 Sentinel Drive
Nashville, TN 37209

ADDRESS NEW OWNER:
Laura Gilmer
9441 Clover Croft Road
Franklin, TN 37067

SEND TAX BILLS TO:
Laura Gilmer
9441 Clover Croft Road
Franklin, TN 37067

MAP/PARCEL NOS.
Map 091-16-0 367.00