PICK-UP

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 90-16 PARCEL 274
402 GROSSE POINT COURT
NASHVILLE, TENNESSEE, 37209

NO MORTGAGE
New Owner - Send Tax Bills:
INTEGRITY REAL ESTATE
7051 HIGHWAY 70 SOUTH-1315
NASHVILLE, TN 37221

Davidson County DEEDTRS
Recvd: 12/15/06 11:29 6 pgs
Fees:33.00 Taxes:200.71
20061215-0154758

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 21, 1985, FREDERICK E. BOOKS AND GENE D. MERRILL** was named Trustee in a Deed of Trust of even date executed by **DAVID R. HICE AND WIFE PAMELA D. HICE**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$57,000.00**, principal and interest at **7.25%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 6640 PAGE 619** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20050406-0038004** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **NOVEMBER 17, 2006/NOVEMBER 24, 2006/DECEMBER 1, 2006** in **NASHVILLE BUSINESS JOURNAL**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, DECEMBER 15, 2006, AT 10:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501, (ENTER THE NORTHWEST ENTRANCE NEAR SIXTH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.** I, **J. PHILLIP JONES** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **INTEGRITY REAL ESTATE, 7051 HIGHWAY 70 SOUTH-1315, NASHVILLE, TN 37221**, submitted the highest and best bid in the amount of **$54,245.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **INTEGRITY REAL ESTATE**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF **DAVIDSON**, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 701 ON THE PLAN OF CHARLOTTE PARK SUBDIVISON, SECTION 8 AS OF RECORD IN BOOK 2900, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 701 FRONTS 104.4 FEET ON THE BROKEN CURVING SOUTHEASTERLY MARGIN OF GROSSE POINT COURT, AND RUNS BACK BETWEEN LINES MEASURING 161.9 FEET ON THE NORTHEASTERLY LINE AND 123.4 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 79.1 FEET THEREON

BEING THAT PROPERTY CONVEYED TO DAVID R. HICE AND WIFE PAMELA D. HICE BY DEED DATED AUGUST 21, 1985 OF RECORD IN DEED BOOK 6640, PAGE 616, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO DAVID R. HICE AND WIFE PAMELA D. HICE AND ISAAC P. CONNER AND WIFE CLEDDIE J. CONNOR BY QUIT CLAIM DEED DATED 5-18-06 FROM DAVID R. HICE AND WIFE PAMELA D. HICE OF RECORD IN INSTRUMENT NO. 20060607-0067566 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS SALE IS SUBJECT TO THE INTERNAL REVENUE SERVICE DEPARTMENT OF REVENUE REDEMPTION PERIOD AND TENNESSEE DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT; INTERNAL REVENUE SERVICE REDEMPTION PERIOD.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **INTEGRITY REAL ESTATE** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at **NASHVILLE**, Tennessee, on **DECEMBER 15, 2006**

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE, Tennessee on **DECEMBER 15, 2006**

Notary Public

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

My Commission Expires: 3-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$54,245.00**

Affiant

Subscribed and sworn to before me, this 15TH day of DECEMBER 2006

Notary Public

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

My Commission Expires: 3-21-09

Law Office
Of
J. PHILLIP JONES
Suite C-205, Nashville House
One Vantage Way
Nashville, TN 37228
Tel (615)321-5540

J. PHILLIP JONES
BEN H. THOMAS

PHONE (615)254-4430
Fax (615) 254-4671

November 15, 2006

HAND DELIVERED

Department of the Treasury
Internal Revenue Service
Special Procedures
2nd Floor, U.S. Courthouse
801 Broadway
Nashville, TN 37203

Re:		
	Borrower/Taxpayer:	DAVID R. HICE
	Tax ID No.:	[redacted]-9948
	Serial No.	620166961
	Foreclosure Sale Date:	DECEMBER 15, 2006
	Property:	402 GROSE POINT COURT NASHVILLE, TN 37209

Dear Sir or Madam:

This will serve as notification to the Department of the Treasury/Internal Revenue Service that real property and improvements which are affected by a Federal Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on **FRIDAY, DECEMBER 15, 2006, AT 10:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501, (ENTER THE NORTHWEST ENTRANCE NEAR SIXTH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.** The property is more particularly described in the attached documentation.

Please find the following attached:

1. Copy of the Federal Tax Lien;
2. Copy of the Deed of Trust being foreclosed;
3. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is **$54,056.10**. This amount includes an unpaid principal balance of **$50,109.15**, plus accrued interest, late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately **$3,056.10**. The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

J. Phillip Jones, Attorney

JPJ/raa
Enclosures

RECEIVED BY: kelley
DATE: 11/16/2006

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

November 30, 2006

Law Office of J. Phillip Jones
Suite C-205, Nashville House, One Vantage Way
Nashville, Tennessee 37228

Dear Mr. Jones:

This is to acknowledge receipt of your correspondence dated November 15, 2006 regarding David R. Hice, 402 Grose Point Court, Nashville, Tennessee 37209, TIN 410-98-9948. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact James Kelley, badge number 62-09529, telephone number, (615)250-5403, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

Gwannette Claybrook
Technical Services Group Manager

Enclosure

Law Office
Of
J. PHILLIP JONES
Suite C-205, Nashville House
One Vantage Way
Nashville, TN 37228

J. PHILLIP JONES
BEN H. THOMAS

PHONE (615)254-4430
Fax (615) 254-4671

November 15, 2006

HAND DELIVERED

State of Tennessee
Department of Labor and Workforce Development
8th Floor, Andrew Johnson Tower
710 James Robertson Parkway
Nashville, TN 37245-3545

Re:	Borrower/Taxpayer:	HICE, DAVID R.
	Account No.	0465-508 3
	Lien No.	4-3344
	Foreclosure Sale Date:	DECEMBER 15, 2006
	Property:	402 GROSE POINT COURT NASHVILLE, TN 37209

Dear Sir or Madam:

This will serve as notification to the Department that real property and improvements which are affected by a Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on **FRIDAY, DECEMBER 15, 2006, AT 10:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501, (ENTER THE NORTHWEST ENTRANCE NEAR SIXTH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.** The property is more particularly described in the attached documentation.

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4. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is **$54,056.10**. This amount includes an unpaid principal balance of **$50,109.15**, plus accrued interest, late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately **$3,946.95**. The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

J. Phillip Jones

JPJ/raa
Enclosures

RECEIVED BY: _____

DATE: _____

STATE OF TENNESSEE
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
EMPLOYMENT SECURITY DIVISION
Legal Office
Andrew Johnson Tower, 2nd Floor
710 James Robertson Parkway
Nashville, Tennessee 37243-0661
(615) 741-3170
(615) 532-7386 FAX

November 17, 2006

Mr. J. Phillip Jones
Law Offices
Suite C-205, Nashville House
One Vantage Way
Nashville, TN 37228

RE: Property of David R. Hice dba H & H Plumbing & Backhoe Svc
TDLWD Acct. #465-508
TDLWD Lien #4-3344 (Davidson County)
Notice of Substitute Trustee's Sale

Dear Mr. Jones:

Your letter of November 15, 2006, is acknowledged, along with the attendant Notice of Substitute Trustee's Sale, and this will respectfully advise:

1. That said Notice is accepted as being timely and adequate; and,

2. That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $6,299.03.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

Sincerely,

Michael D. Fort
Counsel to Commissioner

MDF:PDR

cc: James A. Matheney, Central Office