Prepared By:
Susan B. Evans
Weiss and Weiss, Attorneys at Law
761 Old Hickory Blvd., Ste. 301
Brentwood, TN 37027

Map 105-3
Parcel 51.00

Davidson County DEEDTRS
Recvd: 12/26/07 11:09 3 pgs
Fees:18.00 Taxes:1017.50

20071226-0147073

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 31, 2006, as Instrument No. 20060404-0038535, in the Register's Office of Davidson County, Tennessee, Lifevision Properties, LLC conveyed to Phyllis Sweat, as Trustee for Tennessee Commerce Bank, the herein described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Tennessee Commerce Bank assigned said Deed of Trust and Note to B & P Ice Machine Company by Instrument No. 20071120-0135835, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the holder of the debt secured has appointed Susan B. Evans as Successor Trustee and Peter Weiss and Scott Weiss as Co-Trustees by instrument of record in Instrument No. 20071120-0135836, 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 has requested said Successor Trustee, to upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to said advertisement and notice, on December 26, 2007 at the main Sommet Center exterior entrance to the Register's of Deeds, 501 Broadway in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to, B & P ICE MACHINE COMPANY whose address is, 1043 3RD Ave. S, Nashville, TN 37210, being the highest and best bidder, became the purchaser of said property at and for the sum of Two hundred seventy-five thousand and no/100's ($275,000.00); and

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by B & P ICE MACHINE COMPANY of the sum of money so paid, receipt of which payment is hereby acknowledge, the undersigned, Susan B. Evans, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said B & P ICE MACHINE COMPANY, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to wit:

Being part of Lot No. 2 on the Plan of Phillip Mallory's Estates of record in Minute Book F, Page 324, County Court Clerk's Office for Davidson County, Tennessee, described according to a survey of Charles B. Mosley, Jr. dated August 9, 1982, as follows:

Beginning at a point on the westerly margin of Third Avenue South, formerly College Street, 206.6 feet south of the southerly margin of Cameron Street; thence S 27 degrees 00 ' E, along the westerly margin of Third Avenue South, 100.00 feet to a point; thence leaving the margin of Third Avenue South, S 63 degrees 00' W 135.00 feet to an iron pin set in the easterly margin of an alley; thence with the easterly margin of said alley, N 27 degrees 00' W 100.00 feet to an iron pin; thence leaving the easterly margin of said alley, N 63 degrees 00' E 135.00 feet to

an iron pin in the westerly margin of Third Avenue South, being the point of beginning.

Commonly known as: 1039 3rd Ave S, Nashville, TN

This conveyance is subject to 2007 property taxes, all restrictions, easements, setback lines and encumbrances of record in the Register's Office for aforesaid County.

Lifevision Properties, LLC, a Tennessee Limited Liability Corporation obtained title to the above referenced real estate by deed from W. Michael Kennedy and wife, Nancy C. Kennedy, of record in Instrument No. 20031105-0162252, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto B & P ICE MACHINE COMPANY, it's successor's and assigns in fee simple forever, to whom the said Susan B. Evans, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Susan B. Evans, Substitute Trustee, has on 26th day of December 2007 hereunto set her hand and seal.

Susan B. Evans

Susan B. Evans, 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, Susan B. Evans, Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument as Substitute Trustee for the purposes therein contained.

Witness my hand and official seal at, Nashville, Tennessee, the 26th day of December 2007.

Notary Public

R.T. THROCKMORTON III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES: May 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $ 275,000.00.

Affiant

Sworn to and subscribed before me this 26th day of December 2007.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
May 2, 2011

ROBERT THROCKMORTON III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SEND TAXES TO: NEW OWNER
B & P ICE MACHINE COMPANY
1043 3rd Ave S
Nashville, TN 37210