Davidson County DEEDTRS
Recvd: 04/02/01 16:03 2pgs
Fees:11.00 Taxes:212.38
20010402-0031591

PICK-UP

This Instrument Prepared by:
Likens & Blomquist, P.A.
5370 W. 95th Street
Prairie Village, Kansas 66207-3204

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 19,1998, Donna M. Barker, made and executed to Transcontinental Title, Trustee, a certain Deed of Trust conveying to them, certain property hereinafter fully set forth and described, which said Deed of Trust is of record in the Office of the Register of Davidson County, Tennessee, in Book 10978 Page 523, and subsequently assigned to The CIT Group/Consumer Finance, Inc., by an assignment recorded as Instrument Number 200004100035955, and the undersigned having been appointed Substitute Trustee by the Substitution of Trustee bearing Instrument Number 20000921-0093767 in the said Register's Office, and

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid in said Deed of Trust, the owner thereof requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of said Deed of Trust, and

WHEREAS, in accordance with said request, the said property was advertised for sale in the Nashville Record, a weekly newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks pursuant to the requirements of said Deed of Trust with such advertisement appearing on February 22, 2001, March 1, 2001 and March 8, 2001, and giving the time, terms, place of sale, and description of the property, and

WHEREAS, at the time, being March 15,2001, and place, being as mentioned in said advertisement, the main front door of the Davidson County Courthouse located in Nashville Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale said property was struck off and sold to The CIT Group/Consumer Finance, Inc. at and for the sum of Fifty-seven thousand, four hundred Dollars and no cents ($57,400.00), that being the highest and best bid offered, and

WHEREAS, said purchaser, The CIT Group/Consumer Finance, Inc. has complied with their bid and has applied the sales price as a credit against the debt due and owing and has in all ways consummated the bid made at the foreclosure sale to acquire said property hereinafter described.

NOW THEREFORE, the undersigned, Fred W. Beesley, Jr., Substitute Trustee, hereby bargains, sells, and conveys unto The CIT Group/Consumer Finance, Inc., its successors and assigns, the property above mentioned and now fully described as follows:

Situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING NO. 48, UNIT NO. 268, AND GARAGE NO. 1 ON THE PLAN OF PEPPERTREE, CREEKSIDE MEADOWS CONDOMINIUMS, OF RECORD IN BOOK 4675, PAGE 128 THROUGH 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.), TOGETHER WITH ALL FIXTURES, APPLIANCES, WALLCOVERINGS, CARPORTS OR OTHER IMPROVEMENTS THEREIN AND THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL BEING MORE PARTICULARLY DESCRIBED IN THE MASTER DEED AND BY LAWS OF RECORD IN BOOK 4834, PAGES 257 THROUGH 312, AS AMENDED IN BOOK 4984, PAGE 174, BOOK 5045, PAGE 800, BOOK 5086, PAGE 80 AND BOOK 5259, PAGE 5, R.O.D.C., AND THE CHARTER OF CREEKSIDE MEADOWS ASSOCIATIONS, INC., OF RECORD IN BOOK 4836, PAGE 610, R.O.D.C., TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

COMMONLY KNOWN AS: 810 BELLVUE ROAD, #268, NASHVILLE, TENNESSEE 37221

PARCEL NO.: 142-06-0-B.

The aforesaid description is the same description as stated in the prior instrument of conveyance as Instrument No. Book 10978 Page 523, and subsequently assigned to The CIT Group/Consumer

Finance, Inc. by an assignment recorded as Instrument Number 200004100035955 in the said Register's Office.

AND, the title is believed to be good, but Fred W. Beesley, Jr., Substitute Trustee, will sell and convey only as Substitute Trustee, subject to any prior deeds of trust, real estate taxes, assessments, and liens.

TO HAVE AND TO HOLD, the aforesaid real estate together with all the appurtenances and hereditament thereunto belonging or in any wise appertaining unto the said The CIT Group/Consumer Finance, Inc., its heirs, successors and assigns in fee simple forever.

The proceeds of the sale have been disbursed in accordance with law and applied to the expenses of sale and any balance remaining was applied to the outstanding debt.

IN WITNESS WHEREOF, the said Fred W. Beesley, Jr., Substitute Trustee has hereunto set his hand and seal this 2nd day of April, 2001.

Fred W. Beesley, Jr.
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2001, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Fred W. Beesley, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Substitute Trustee.

WITNESS my hand and Notarial Seal at office the day and year/first above written.

ROSEMARIE L. PARISH
NOTARY PUBLIC
AT
DAVIDSON COUNTY

Rosemarie L. Parish
Notary Public

My Commission Expires: July 14, 2004

Instrument Prepared By/Returned To: *Likens & Blomquist, P.A., 5370 W. 95th St., Prairie Village, KS 66207-3204.*

PROPERTY ADDRESS: 810 Bellvue Road, #268, Nashville, TN 37221
TAX PARCEL NO.: 142-06-0-B

Mail Tax Notices To: The CIT Group/Consumer Finance, Inc., 715 S. Metropolitan Avenue, Suite 150, Oklahoma City, OK 73108

Owner's Address: The CIT Group/Consumer Finance, Inc., 715 S. Metropolitan Avenue, Suite 150, Oklahoma City, OK 73108

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $57,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fred W. Beesley, Jr. (Affiant)

Subscribed and sworn to me this 2nd day of April, 2001.

ROSEMARIE L. PARISH
NOTARY PUBLIC
DAVIDSON COUNTY

Rosemarie L. Parish
Notary Public

My Commission Expires:

LB9690.TN