Davidson County DEEDTRS
Recvd: 07/12/01 11:01 2pgs
Fees:13.00 Taxes:269.36
20010712-0074257

Tennessee
Map # 26-1-51

Tina McClain
Chase # 13492798

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 13, 1999, and recorded in Instrument No. 199912200304850 in the Register's Office of Davidson County, Tennessee, Tina McClain and Kevin McClain Husband and Wife, conveyed to David R. Wilson, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20010430-0043170 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on June 19, 2001, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Citibank, N. A as Trustee, a corporation, being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy Two Thousand Eight Hundred Dollars and 00/100; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Citibank, N. A as Trustee of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Citibank, N. A as Trustee, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 24, 25 and the south one half of Lot No. 26 in Block "G" Second Addition to Roscoe Place as of record in Book 843, Page 73, Register's Office for said County. Said Lot No. 24 fronts 50 feet on the east side of Hudson Avenue and runs back between lines 148 feet on the south line and 149 feet on the north line to a dead line. And said Lot No. 25 and the south one half of Lot No. 26 in Block "G" front together 75 feet on the easterly side of Hudson Avenue and running back 149 feet on the southerly line and on the north line 150 feet, more or less to a dead line, measuring 88-1/2 feet, more or less, thereon.

Tina McClain and Kevin McClain obtained title to the above referenced real estate by Deed of record in Instrument No. 199912200304849, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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 Citibank, N. A as Trustee, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	26.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	72,019.00
	$72,800.00

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 Arnold M. Weiss, Substitute Trustee, has on June 19, 2001 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 19, 2001 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

Shelley S. Stewart
NOTARY PUBLIC

SHELLEY S. STEWART NOTARY PUBLIC AT LARGE MY COMM. EXP. 11-14-04 SHELBY CO., TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
128 East Avenue,
Goodlettsville, Tennessee 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Citibank, N. A as Trustee
C/O Chase Manhattan Bank
10790 Rancho Bernardo Road
San Diego, CA 92127

Mortgagee: None

mail to:

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 72,800.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 2001
NOTARY PUBLIC Shelley S. Stewart
MY COMMISSION EXPIRES 11/14/04

SHELLEY S. STEWART NOTARY PUBLIC AT LARGE MY COMM. EXP. 11-14-04 SHELBY CO., TN