Davidson County DEEDTRS
Recvd: 07/26/01 11:32 3pgs
Fees:18.00 Taxes:164.65
20010726-0079420

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 4, 1998, Wayne Carter and wife, Diane Carter, executed to James Hammonds, Trustee, a certain deed of trust conveying to him as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in the Office of the Register of Davidson County, Tennessee, in Book 11196, Page 595 (the "Deed of Trust"); and

WHEREAS, by instrument of record under No. 20010608-0060672 in said Register's Office, the trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr.,and John M. Price, as substitute trustees, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, CitiFinancial Mortgage Company, Inc., f/k/a Associates Financial Services Company of America, Inc., as the owner thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD a newspaper published in Nashville, Tennessee, the first insertion appearing on June 14, 2001, and subsequent insertions appearing on June 21, 2001, and June 28, 2001, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock noon on Friday, July 13, 2001, being the time and at the main door of the Court House, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to CitiFinancial Mortgage Company, Inc., at and for the sum of $44,500.00, which is the highest and best bid in connection therewith;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said, CitiFinancial Mortgage Corporation, Inc., the following real estate situated and located in Davidson County, Tennessee, to-wit:

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

Being Lot No. 34, Section 6 on the Plan of Apache Hills of record in plat Book 5200, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

This conveyance is subject of Restrictive Covenants of record in Book 5449, Page 535, Register's Office for said County.

Being the same property conveyed unto Wayne Carter, married, by deed recorded May 28, 1996, in Deed Book 10061, Page 944 of Register's Office for Davidson county, Tennessee.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Davidson County Register's Office.

IN WITNESS WHEREOF, Clifford D. Pierce, Jr., as Substitute Trustee has hereunto set his hand this the 13th day of July, 2001.

CLIFFORD D. PIERCE, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 13th day of July, 2001, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Clifford D. Pierce, Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Substitute Trustee.

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

NOTARY PUBLIC

ROSE A. BYBEE
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE
My Commission Expires Sept 25, 2001

My Commission Expires: 9.25.01

STATE OF TENNESSEE
COUNTY OF SHELBY

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 $44,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me on this 13th day of July, 2001

NOTARY PUBLIC

ROSE A. RYBEE NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE

My Commission Expires Sept 25, 2001

My Commission Expires:
9-25-01

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PROPERTY ADDRESS: 244 Clipper Court
Nashville, TN 37211

OWNER: CitiFinancial Mortgage Company, Inc.

MAIL TAX NOTICE TO: 1111 Northpoint Drive
Bldg 4, Suite 100
Coppell, TX 75019

PREPARED BY AND RETURN TO: WYATT, TARRANT & COMBS, LLP
P.O. Box 775000
Memphis, Tennessee 38177-5000

Tax Parcel ID: 148-15-0-228.00