Davidson County DEEDTRS
Recvd: 07/30/01 14:20 3pgs
Fees:18.00 Taxes:241.61
20010730-0080563

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 20, 1997, Joshua O. Adewole and Florence A. Adewole, executed to John H. Jordan, 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 10712, Page 877 (the "Deed of Trust"); and

WHEREAS, by instrument of record under No. 20010619-0064661 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 Ford Consumer Loan Corporation, 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 28, 2001, and subsequent insertions appearing on July 5, 2001, and July 12, 2001, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock noon on Thursday, July 19, 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 James L. Deatrick, Jr. and Marty L. Penix, at and for the sum of $65,301.00, 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, James L. Deatrick, Jr. and Marty L. Penix, the following real estate situated and located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Dreamland Estates, Southeast, Section 1, as of record in Book 5200, Page 646, Register's Office

for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joshua O. Adewole and Florence A. Adewole by deed from John B. Blanks and Karen H. Blanks, husband and wife of record in Book 8831, Page 945 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 19th day of July, 2001.

CLIFFORD D. PIERCE, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 19th 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

NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE

My Commission Expires: 9-25-01

My Commission Expires Sept 25, 2001

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 $65,301.00 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 19th day of July, 2001

NOTARY PUBLIC

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

My Commission Expires:

5-11-02

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PROPERTY ADDRESS: 433 Cedarview Drive
Nashville, TN 37211

OWNER: James L. Deatrick, Jr. and Marty L. Penix

MAIL TAX NOTICE TO: 1285 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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

Tax Parcel ID: 162-13-0-189.00