Davidson County DEEDTRS
Recvd: 10/25/01 11:10 3pgs
Fees:18.00 Taxes:288.23
20011025-0116840

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 26, 2001, Mary McKinley, executed to Land America Financial Group, Inc., Trustee, a certain deed of trust conveying to it as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in 200004050034102 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the above named trustee has been replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr and S. Jonathan Garrett, as substitute trustees, by instrument of record in 20001222-0125695 of said Register's Office, 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, said CitiFinancial Mortgage Company f/k/a Associates Home Equity 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 weekly newspaper published in Nashville, Tennessee, the first insertion appearing on September 20, 2001, and subsequent insertions appearing on September 27, 2001, and October 4, 2001, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, on Thursday, October 18, 2001 being the time and at the north 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 Aubrey Hiam, at and for the sum of $77,901.00, 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 Aubrey Hiam, the following real estate situated and located in Davidson County, Tennessee, to-wit:

Being Lot No. 13 on the map of Hickory Bend Subdivision Section 5, as of record in Book 3600, Page 45, Register's Office for said County, said lot No. 13 fronts 80 feet on the northerly side of Percy Priest Drive and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Mary McKinley filed on 9/3/93 in book 9070, Page 711, Davidson County records.

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 18th day of October, 2001.

CLIFFORD D. PIERCE, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of October, 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

My Commission Expires:

12-30-02

SANDRA S. LEE MY COMMISSION NOTARY PUBLIC AT LARGE EXPIRES DEC 30, 2002 SHELBY COUNTY, TN

STATE OF TENNESSEE
COUNTY OF _____

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 $77,901.00, 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 _____ day of _____, 2001.

_____
NOTARY PUBLIC

My Commission Expires:

_____

PROPERTY ADDRESS: 3336 Percy Priest Drive
Nashville, TN 37214

OWNER AND
MAIL TAX NOTICE TO: Aubrey Hiam
301 Fairbanks Road
Goodlettsville, TN 37072

PREPARED BY AND RETURN TO: Wyatt, Tarrant & Combs, LLP
1715 Aaron Brenner Drive, Suite 800
Memphis, TN 38120

Tax Parcel Id: 096-16-0-014.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,901
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 20 01.
Deputy Register