

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0
CORRECTING INADVERTENT MISTAKE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 2001.

Notary Public

MY COMMISSION EXPIRES: 4-24-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 3918 Dickerson Road, Suite 107, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Mark A. Cummings	S A M E	Map 051-08-0
(NAME) 8236 Victory Trail	(NAME)	Parcel 121.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDQC
Recvd: 11/14/01 10:11 3pgs
Fees:17.00 Taxes:0.00
20011114-0124826

RELEASE OF DEED OF TRUST
AND
QUITCLAIM DEED

WHEREAS, JOSHUA O. ADEWOLE AND WIFE, FLORENCE ADEWOLE, EXECUTED A DEED OF TRUST WHICH IS OF RECORD IN BOOK 10555 PAGE 722, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND,

WHEREAS, CITIFINANCIAL MORTGAGE COMPANY, INC. WAS THE HOLDER OF THE INDEBTEDNESS SECURED BY SAID DEED OF TRUST; AND,

WHEREAS, DEFAULT OCCURRED IN THE REPAYMENT OF THE INDEBTEDNESS AND CITIFINANCIAL MORTGAGE COMPANY, INC. STARTED FORECLOSURE PROCEDURES; AND,

WHEREAS, BEFORE FORECLOSURE, JOSHUA O. ADEWOLE AND WIFE, FLORENCE ADEWOLE WERE ABLE TO SELL THE PROPERTY TO MARK A. CUMMINGS AND PAY THE INDEBTEDNESS PRIOR TO FORECLOSURE; AND,

WHEREAS, A DEED FROM JOSHUA ADEWOLE AND WIFE, FLORENCE ADEWOLE TO MARK A. CUMMINGS WAS EXECUTED AND RECORDED AS INSTRUMENT NO. 20010918-0100988, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND,

WHEREAS, CITIFINANCIAL MORTGAGE COMPANY, INC. INADVERTENTLY HAD A SUCCESSOR TRUSTEE'S DEED RECORDED ON THE PROPERTY WHICH IS OF RECORD AS INSTRUMENT NO. 20010920-0102021, SAID REGISTER'S OFFICE; AND,

WHEREAS, THE DEED OF TRUST HAD BEEN PAID AND NO SUCCESSOR TRUSTEE'S DEED SHOULD HAVE BEEN RECORDED; AND,

WHEREAS, CITIFINANCIAL MORTGAGE COMPANY, INC. WISHES TO CORRECT THIS INADVERTENT MISTAKE AND CLEAR THE TITLE SO THAT THE DEED OF TRUST WILL BE RELEASED AND MARK A. CUMMINGS WILL OWN THE PROPERTY WITHOUT A CLOUD ON THE TITLE; AND,

WHEREAS, THE BEST WAY TO ACCOMPLISH THIS GOAL IS TO EXECUTE A RELEASE AND QUITCLAIM DEED OF THE PROPERTY, RELEASING THE HEREINABOVE REFERENCED DEED OF TRUST AND QUITCLAIMING THE PROPERTY TO THE CURRENT OWNER OF THE PROPERTY.

NOW THEREFORE, FOR AND CONSIDERATION OF THE FACTS HEREINABOVE STATED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

QUITCLAIM

CITIFINANCIAL MORTGAGE COMPANY, INC.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY QUITCLAIM AND CONVEY ALL OUR RIGHT, TITLE AND/OR INTEREST IN AND TO THE HEREINAFTER DESCRIBED TRACT OR PARCEL OF LAND UNTO

MARK A. CUMMINGS

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. "H" on the plan of Due West Montague Subdivision, of record in Book 421, page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Joshua Adewole and Florence Adewole, by instrument of record in Book 9893 page 65, said Register's Office. Further conveyed to Mark A. Cummings by Instrument No.. 20010918-0100988, said Register's Office. Further conveyed to CitiFinancial Mortgage Company, Inc. by Instrument No 20010920-0102021 said Register's Office. Joshua Adewole and Joshua O. Adewole, being one and the same person.

This is improved property known as 125 East Due West Avenue, Madison, TN, 37115

AND FURTHER RELEASE

CITIFINANCIAL MORTGAGE COMPANY, INC.

HEREBY DECLARES THAT IT WAS THE TRUE AND LAWFUL HOLDER OF THE ENTIRE INDEBTEDNESS SECURED BY THE DEED OF TRUST OF RECORD IN BOOK 10555 PAGE 722, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND HEREBY ACKNOWLEDGES PAYMENT IN FULL AND RELEASE THEREOF.

In Witness whereof, CitiFinancial Mortgage Company, Inc. has executed this instrument this 13th day of November, 2001.

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, a Notary Public in and for said County and State, (name of person signing) Samuel G. Bready, Vice President with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged himself/herself/themselves, to be the (title of officer) Vice President of **CITIFINANCIAL MORTGAGE COMPANY, INC.**, the within named corporation and bargainor and that he/she/they as such (title of officer) _____ being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of November, 2001.

My Commission Expires: 8-23-2005

JUDITH LYNN DELAGARZA
MY COMMISSION EXPIRES
August 23, 2005

Judith Lynn DeLaGarza
Notary Public