Davidson County DEEDTRS
Recvd: 02/01/02 14:44 3pgs
Fees:18.00 Taxes:59.20
20020201-0014516

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on January 24, 1994, Terry W. Staggs and wife, Janice K. Staggs, executed to G. H. Pryor, 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 Book 9229, Page 138 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20011204-133492 in said Register's Office the above named trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr., and Mary K. Alissandratos, 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, said CitiFinancial Mortgage Company, Inc. f/k/a Associates Financial Services Company, 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 January 3, 2002, and subsequent insertions appearing on January 10, 2002, and January 17, 2002, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock noon on Friday, January 25, 2002, being the time and at the main entrance 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 Travis Foster and Sarah Foster, at and for the sum of $16,001.00, 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 Travis Foster and Sarah Foster, the following real estate situated and located in Davidson County, State of Tennessee, to-wit:

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

Land in Davidson County, Tennessee, being part of Lots Nos. 9 and 10, in F.E. Mann's Addition to Nashville, as recorded in Book No. 161, page 40, of the Register's Office for Davidson County, Tennessee. Said property fronts 46 1/2 feet on Lot No. 9 and 3 1/2 feet of the north side of Lot No. 10 on the west side of Pennock Avenue beginning at a point in the west margin of Pennock Avenue 60 feet northerly from the Northwest corner of Vaughan Street and Pennock Avenue; running thence northerly with the said west margin 50 feet; thence at right angles westerly 145 feet and 4 inches to an alley; thence southerly along the easterly line of said alley 50 feet to a point, 60 feet from the north margin of Vaughan Street; thence easterly parallel with Vaughan Street 145 feet and 4 inches to the beginning.

Being the same property conveyed to Terry W. Staggs and wife, Janice K. Staggs, by deed from Grace Williams Lewis, unmarried, dated September 15, 1980, recorded September 17, 1980, Book 5652, Page 341, 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, Mary K., Alissandratos, as Substitute Trustee has hereunto set her hand this the 25th day of January 2002.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 25th day of January, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary K. Alissandratos, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her 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, TN
My Commission Expires Sept. 27, 2005

My Commission Expires:
9-27-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $16,001.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Travis Foster

AFFIANT

Subscribed and sworn to before me on this 31st day of January, 2002

Melody E. Laxton

NOTARY PUBLIC

My Commission Expires:

1/7/03

PROPERTY ADDRESS: 1002 Pennock Avenue
Nashville, TN 37207

MAIL TAX NOTICE TO: Travis Foster and Sarah Foster
2420 Crocker Springs Road
Goodlettsville, TN 37072

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

Tax parcel ID#-Map 82-3, Parcel 302