Davidson County DEEDTRS
Recvd: 02/13/02 08:57 3pgs
Fees:18.00 Taxes:207.20
20020213-0018882

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on January 3, 2000, Julie D. Piller and husband, James Smith, 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 under Instrument No. 200001060001678 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20011214-0138283 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 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 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 CitiFinancial Mortgage Company, Inc., at and for the sum of $56,000.00, 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 Company, Inc. the following real estate situated and located in Davidson County, Tennessee, to-wit:

> All that certain property situated in Nashville in the County of Davidson, and State of Tennessee and being described in a deed dated 05/22/97 and recorded 06/27/97, among the land records of the county and state set forth above, and referenced as follows: Book 10508, Page 415 in that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot Number 7 of the Plan of the Re-Subdivision of Lot Number 3, of West Nashville Annex, of record in Book 4175, Page 112, said register's office, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Julie D. Piller from Sarah M. Piller, filed on 06/27/97, in Book 10508 and Page 415, in Davidson County Courthouse 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, 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.

Rose A. Bybee
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 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 $56,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K Alexander
AFFIANT

Subscribed and sworn to before me on this 25th day of January, 2002

NOTARY PUBLIC

ROSE A. BYBEE
My Commission Expires
NOTARY PUBLIC AT LARGE
Sept. 27, 2005
SHELBY COUNTY, TN

My Commission Expires:

9.27-05

PROPERTY ADDRESS: 724 23rd Street
Nashville, TN 37209

New Owner:
MAIL TAX NOTICE TO: CitiFinancial Mortgage Company
1111 Northpoint Drive
Bldg. 4, Suite 100
Coppell, TX 75019

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

Tax parcel ID#-Map 91-1, Parcel 80