SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $47,560.00

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 1st day of April, 2002.

Notary Public

My commission expires: 5-18-09

Davidson County DEEDTRS
Recvd: 04/11/02 08:33 3pgs
Fees:18.00 Taxes:175.97
20020411-0044688

ANGEL A. WEBER
COM. EXP.
NOTARY PUBLIC
5-18-2009
PULASKI COUNTY, AR

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
The CIT Group/Consumer Finance, Inc. P.O. Box 24610 Oklahoma City, OK 73124-0610	The CIT Group/Consumer Finance, Inc. P.O. Box 24610 Oklahoma City, OK 73124-0610	149-36

WHEREAS, James Scroggins and Brenda Cunningham, by Deed of Trust (the "Deed of Trust") dated May 15, 2000, of record as Instrument No. 200005190050385, in the Register's office for Davidson County, Tennessee, conveyed to Ernest B. Williams, IV, as Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which note was payable to The CIT Group/Consumer Finance, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20020123-0008997 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record newspaper on February 28, 2002, March 7, 2002, and March 14, 2002; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Dickson County Courthouse in Charlotte, Tennessee, at 11:00 a.m. on March 21, 2002, and The CIT Group/Consumer Finance, Inc. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Forty Seven Thousand, Five Hundred Sixty Dollars and No Cents ($47,560.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, heirs and assigns, certain real property located in Antioch, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as 2382 Una Antioch Pike, Antioch, TN 37013

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 1st day of April, 2002.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT S. COLEMAN, JR., with whom I am personally acquainted and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 1st day of April, 2002.

My Commission Expires:
5-18-09

ANGEL A. WEBER
COM. EXP.
NOTARY PUBLIC
5-18-2009
PULASKI COUNTY, AR

Notary Public

EXHIBIT "A"

Land in the Second, formerly the Fifth Civil district of Davidson County, Tennessee, described as follows:

Being all of Lot #1, and excluding all of Lot #2 on the Plan of Erskin Subdivision as of record in Book 11190, page 87, Register's office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James Scroggins and wife, Brenda Cunningham by Warranty Deed from Ginger Lynn Erskine, unmarried, dated May 12, 2000, of record in Instrument No. 200005190050384, Register's Office for Davidson County, Tennessee.