Davidson County DEEDTRS
Recvd: 04/18/02 16:12 3pgs
Fees:18.00 Taxes:223.48
20020418-0048640

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 23, 1997, Jodye G. Allen, executed to Phillip G. Yates, 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 10627, Page 935 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20010302-0020000 in said Register's Office the above named trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr., and S. Jonathan Garrett, 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 TranSouth Financial 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 newspaper published in Nashville, Tennessee, the first insertion appearing on March 14, 2002, and subsequent insertions appearing on March 21, 2002, and March 28, 2002, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock noon on Thursday, April 4, 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 $60,400.00, 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:

> Being Lot No. 67B on the Zone Lot Division of Lots 65, 66, and 67, Section 3, East Lake Subdivision, as of record in Book 5200, Page 342, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Jodye G. Allen, an unmarried woman, Linda Anderson Balls and James Balls, husband and wife, from Erik K. Foster and Lavon Sayre Foster, husband and wife, by deed recorded in Book 9837, Page 15, in the Register Office for Davidson County, Tennessee, and conveyed to Jodye G. Allen from Linda Anderson a/k/a Linda Balls and husband and James Balls by Quit Claim Deed of record under Instrument No. 20020110-0003752 in the Register's Office of 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, Clifford D. Pierce, Jr. as Substitute Trustee has hereunto set his hand this the 4th day of April, 2002.

CLIFFORD D. PIERCE, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 4th day of April, 2002, 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

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 $60,400.00 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 4th day of April, 2002.

NOTARY PUBLIC

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

My Commission Expires:
9-27-05

PROPERTY ADDRESS: 3205 Lakeford Drive
Nashville, TN 37214

MAIL TAX NOTICE TO: CitiFinancial Mortgage Company, Inc.
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:108-08-0-227.00