PICK-UP

Davidson County DEEDTRS
Recvd: 05/02/02 10:06 4pgs
Fees:23.00 Taxes:643.43

20020502-0053915

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20010815-0088330

Responsible Taxpayer and Property Owner:
Tax Parcel No. 82-16-316

Name:
Citifinancial Mortgage
Company, Inc.

Address:
1111 Northpoint Drive
Bldg. 4, Ste. 100
Coppell, TX 75019

Common Description: 619 Boscobel Street, Nashville, TN 37206
Legal Description: Land in Davidson County, Tennessee, being Lot No. 21 and the westerly one-half (1/2) of Lot No. 20 on the Plan of Williams First Addition to Edgefield, see Exhibit "A" for complete description.

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $173,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 2nd day of May, 2002.

Notary Public
My Commission Expires: 12/27/03.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 12/27/2003

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **William Husband** dated **8/15/2001** and recorded **8/15/2001** at Inst. No. **20010815-0088330**, Register's Office

of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Franklin Mortgage Funding** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **May 2, 2002** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front door of Davidson County Courthouse Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Citifinancial Mortgage Company, Inc.** became the highest and best bidder(s) at and for the sum of **$173,900.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Citifinancial Mortgage Company, Inc.,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded at Inst. No. **20010815-0088330**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 2nd day of April, 2002.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 2nd day of April, 2002.

Notary Public

SARAH B. BUNTEN NOTARY COLORADO

My Commission Expires: 12/27/03.

My Commission Expires 12/27/2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 and the westerly one-half (1/2) of Lot No. 20 on the Plan of Williams First Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 and part of Lot No. 20 front together 75.0 feet on the northerly side of Boscobel Street and run back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to William Husband by deed of record in Instrument #20010815-0088329, Register's Office for Davidson County, Tennessee.

WH