Davidson County DEEDTRS
Recvd: 05/06/02 13:42 4pgs
Fees:23.00 Taxes:144.30

20020506-0055306

This instrument prepared by:

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

INST. NO. 20001016-0102557

Responsible Taxpayer and Property Owner:
Tax Parcel No. 11-2341017

Name: Citifinancial Mortgage Company, Inc.
f/k/a Associates Home Equity Services, Inc.
Address: 1111 Northpoint Dr., Bldg. 4, Ste. 100
Coppell, TX 75019

Common Description: 1722 Underwood St., Nashville, TN 37208
Legal Description: Being the westerly part of Lot No. 411 on the Map of JD.T McGavock and other addition, see Exhibit "A" for complete legal 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 $39,000.00 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
25th day of April, 2002

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

SARAH B. BOSTEN
NOTARY PUBLIC
STATE OF TENNESSEE
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 **Curtis J. Heath** dated **9/29/2000** and recorded **10/16/2000** at No. **20001016-0102557**, 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 **Crown Mortgage Services, a Sole Proprietorship** 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, **April 25, 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., f/k/a Associates Home Equity Services, Inc.** became the highest and best bidder(s) at and for the sum of **$39,000.00** 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., f/k/a Associates Home Equity Services, 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 No. **20001016-0102557**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 25th day of April, 2002

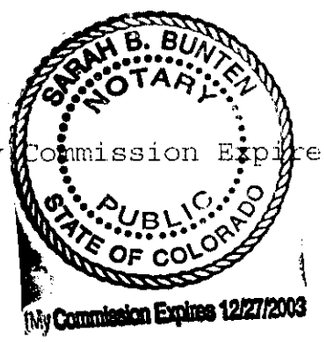
PHILIP M. KLEINSMITH, Trustee

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 25th day of April, 2002

Notary Public



My Commission Expires: 12/27/03.

EXHIBIT A

Being the westerly part of Lot No. 411 on the Map of J.D.T McGavock and other addition of record in Book 21, page 41, Register's Office for Davidson County, Tennessee

Said part of Lot No 411 fronts 60 feet on the south side of Cockrill Street and runs back between parallel lines 83 feet on the westerly line and 108 feet more or less on the easterly line of the north margin of Underwood Street on which it measures 53 feet

Being the same property conveyed to Curtis J Heath by Warranty Deed of record in Book 10026, page 93, Register's Office of Davidson County, Tennessee

Subject to any and all matters as shown on plat of record in Book 21, page 41; of the Register's Office of Davidson County, Tennessee.