Davidson County DEEDTRS
Recvd: 07/09/02 12:34 4pgs
Fees:23.00 Taxes:629.00

20020709-0082387

This instrument prepared by:

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

INST. NO. 200008290085261

Responsible Taxpayer and Property Owner:
Tax Parcel No. Map 104-5 Parcel 253

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: 111 Bowling Ave., Nashville, TN 37205
Legal Description: Lot 321 on the Plan of Richland Realty Co.'s First Addition to Subdivision "E", 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 $170,000.00 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 13th day of June, 2002.

Notary Public
My Commission Expires: 4/27/03.

SARAH B. BU... NOTA... STATE OF CO...
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 **Peter Burton and Rachel Burton** dated **03/03/2000** and recorded **08/29/2000** at Instrument No.

200008290085261, 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 **Associates Home Equity Services, Inc.** 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, **June 13, 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 **$170,000.00** 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 **Instrument No. 200008290085261**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 13th day of June, 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 13th day of June, 2002.

SARAH B. BUNTEN NOTARY COLORADO

Notary Public

My Commission Expires: 4/27/03.

My Commission Expires 12/27/2003

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 of 1

ALL THAT CERTAIN PROPERTY SITUATED IN NASHVILLE
IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE
AND BEING DESCRIBED IN A DEED DATED 08/15/91
AND RECORDED 08/23/91, AMONG THE LAND RECORDS OF THE COUNTY
AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:
BOOK 8626 PAGE 379
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 321 ON THE PLAN OF RICHLAND REALTY CO.'S FIRST ADDITION TO SUBDIVISION "H" AS OF RECORD IN BOOK 332, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO PETER J. BURTON AND WIFE, RACHEL W. BURTON, FROM PAMELA SNOS WEST AND HUSBAND, STEVEN M. WEST, FILED ON 08-23-91 IN DEED BOOK 8626, PAGE 379, DAVIDSON COUNTY RECORDS.]

Peter J. Burton

Rachel W. Burton

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED