RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Linda Balls and James Balls

GRANTEE(s)
Citifinancial Mortgage

Davidson County DEEDTRS
Recvd: 08/09/02 11:21 3pgs
Fees:18.00 Taxes:444.74
20020809-0096308

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 14, 1997 and recorded on November 19, 1997 at Book 10689, Page 740 in the Register's Office of Davidson County, Tennessee, Linda Balls, and James Balls conveyed to Phillip G. Yates, as Trustee for TranSouth Mortgage Corporation, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on March 26, 2002 as Instrument No. 20020326-0036639 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on July 17, 2002 at the Davidson County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Citifinancial Mortgage, at and for the sum of $120,200.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Citifinancial Mortgage of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said Citifinancial Mortgage, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the Eleventh District of Davidson County Tennessee, described as follows: Beginning at a Concrete Monument at the Northeasterly corner of the Intersection of Hillcrest Drive and Yowell Avenue, and running thence Northwardly 97.2 feet to a point; thence Eastwardly 436 feet to a point; thence Southwardly 133.2 feet to a point; on the Northerly margin of Yowell Avenue; thence with the margin of the same Westwardly 408.7 feet to a Concrete Monument at the beginning of a curve with a radius of 25 feet; thence in a Nothwesterly direction around said curve, 38.6 feet to the beginning. Being the same property conveyed to James W. Balls and wife, Rachael Balls by Deed form Jewell Balls or record in Book 7829 Page 577, Registers Office for said County. This is improved property located at 253 Hillcrest Drive, Madison, Tennessee

37115. The above legal description is identical to the legal description in the previous deed of record. Being the same property conveyed to James R. Balls and Linda G. Balls in Book 10589 Page 70.

Commonly known as: 253 ABC Hillcrest Drive, Madison, Tennessee 37715

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Citifinancial Mortgage, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 17 day of July, 2002.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 17 day of July, 2002.

Lena M. Nagle
Notary Public

My Commission Expires: NOTARY PUBLIC Pulaski County, Arkansas

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 17 day of July, 2002.

Lena M. Nagle
Notary Public

My Commission Expires: NOTARY PUBLIC

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Citifinancial Mortgage
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3831

Parcel No. 52-02-227.00

DSTDeedforPMI_DWalker_020717_1655

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

W&A No. 787-201518