RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Joseph Fusse and Rose Fusse

GRANTEE(s)
CitiFinancial Mortgage Company fka Associates Financial Services of America, Inc.

Davidson County DEEDTRS
Recvd: 10/02/02 14:09 3pgs
Fees:18.00 Taxes:318.20
20021002-0120089

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 5, 2000 and recorded on January 7, 2000 as Instrument No. 200001070002464 in the Register's Office of Davidson County, Tennessee, Joseph Fusse, and Rose Fusse conveyed to Dale Hardiman, Gallatin, TN, as Trustee for Associates Financial Services of America, Inc., 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 August 12, 2002 as Instrument No. 200208120097362 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 September 4, 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 Company fka Associates Financial Services of America, Inc., at and for the sum of $86,000.00, 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 Company fka Associates Financial Services of America, Inc. 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 Company fka Associates Financial Services of America, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land referred to in this commitment is described as all that certain property situated in Nashville in the County of Davidson, and State of Tennessee and being described in a deed dated 04/15/97 and recorded 04/25/97, among the land records of the County and State set forth above, and referenced as follows: Book 10428 Page 676 Land in Davidson County, Tennessee, being Lot Number 10 on the Map of Sunset View Subdivision, Section III, as of record in book 2583, Page

44, Register's Office of Davidson County, Tennessee. Said Lot Number 10 fronts 90 feet on the Southerly side of Cabin Hill Road and runs back between parallel lines 200 feet to a deed line in the rear. Being the same property conveyed to Andrew P. Charlton and wife, Cindy S. Charlton, by deed from Elizabeth Shelton Smith, a widow, of record in book 8458, Page 7, said Register's Office and by Quit Claim Deed to Andrew P. Charlton from David E. Phillips, Trustee of record in Book 8688, Page 823, said Register's Office. Being the same property conveyed to Joseph Fusse and Rose Fusse, husband and wife, from Andrew P. Charlton, married, filed on 04/25/1997 in volume 10428 and Page 676, Davidson County Records.

Commonly known as: 2453 Cabin Hill Road, Nashville, Tennessee 37214

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 Company fka Associates Financial Services of America, Inc., 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 4 day of Sept, 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 Littlerock this 4 day of Sept, 2002.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

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 $86,000.00, 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.

W&A No. 787-202362

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 4 day of Sept, 2002.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CitiFinancial Mortgage Company fka Associates Financial Services of America, Inc.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3831

Parcel No. 73-16-50.00

DSTDeedforPMI_BBoone_020904_1434

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