02-1601-CI

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 92-6 336
705 29TH AVENUE NORTH
NASHVILLE, TN 37209

NO MORTGAGE
New Owner - Send Tax Bills:
CITIFINANCIAL MORTGAGE COMPANY, INC.
14415 S. 50TH STREET, STE. 100
PHOENIX, AZ 85044

Davidson County DEEDTRS
Recvd: 11/13/02 11:22 2pgs
Fees:13.00 Taxes:74.00

20021113-0140543

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 29, 1999, LAWRENCE VOGAN, was named Trustee in a Deed of Trust of even date executed by JANICE A. BEASLEY, A SINGLE WOMAN, FEE SIMPLE conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $59,500.00, principal and interest at 9.050% per annum on the unpaid balance, said Deed of Trust being recorded in Book 11736, Page 41 in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in INSTRUMENT 20020328-0038057 in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3)successive publications, namely: October 10, 2002 / October 17, 2002 / October 24, 2002, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on November 13, 2002, at 11:00 AM, at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time CITIFINANCIAL MORTGAGE COMPANY, INC., 14415 S. 50TH STREET, STE. 100, PHOENIX, AZ 85044 submitted the highest and best bid in the amount of $20,000.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to CITIFINANCIAL MORTGAGE COMPANY, INC. its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND SITUATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE DESCRIBED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 56 ON L.C. THESS ADDITION AND SUBDIVISION OF PART OF BARROW LANDS, AS OF RECORD IN BOOK 547, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JANICE B. BEASLEY BY DEED FROM WILLIE BEASLEY, JR., OF RECORD IN BOOK 10985, PAGE 315, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to CITIFINANCIAL MORTGAGE COMPANY, INC. all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, on November 13, 2002.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , I. DYKE TATUM, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE, Tennessee, on November 13, 2002.

Melanie L Brown
Notary Public

My Commission Expires:1/25/03

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $20,000.00

Affiant

Subscribed and sworn to before me, this day of November 13, 2002.

Melanie L Brown
Notary Public

My Commission Expires: 1/25/03

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, CHARLOTTE AVENUE
NASHVILLE, TN 37203