Davidson County DEEDTRS
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This instrument prepared by:

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

BOOK NO. 11067, PAGE NO. 365

Responsible Taxpayer and Property Owner:
Tax Parcel No. Map 069-15-0, Pagecel 117.00

Name: Citifinancial Mortgage Company, Inc. Address: 1111 Northpoint Drive Bldg. 4, Ste. 100 Coppell, TX 75019

Common Description: 3509 Hydes Ferry Pike
Nashville, TN 37218

Legal Description: LOT NO. 7 AND THE NORTHEAST PFRT OF LOT NO. 25, ASHTON'S SUBDIVISION OF THE L.H. LEWIS FARM AT BORDEAUX, TENNESSEE, FOR COMPLETE DESCRIPTION SEE EXHIBIT "A" ATTACHED

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $89,000.00 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 12th day of December, 2002.

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

SARAH B GUNTEN
Notary Public
State of Colorado

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Thomas E. Beasley and Theresa A. Beasley** dated **07/20/1998** and recorded **08/17/1998** in Book **11067** at Page **365**, 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 **The Money Centre, 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, **December 12, 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.** became the highest and best bidder(s) at and for the sum of **$89,000.00** 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.,** 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 in Book **11067**, Page **365**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 12th day of December, 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 12th day of December, 2002.

SARAH B BUNTEN
Notary Public
State of Colorado

Notary Public

My Commission Expires: 12/27/03.

APPENDIX A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 AND THE NORTHEAST PART OF LOT NO. 28 ON THE MAP OF ASHTON'S SUBDIVISION OF THE L.H. LEWIS FARM AT BORDEAUX, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY MARGIN OF NEW HYDES FERRY PIKE AT THE CORNER OF LOTS NOS. 7 AND 8; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWESTWARDLY 226 FEET, MORE OF LESS, TO THE NORTHWESTERLY LINE OF THE PROPERTY CONVEYED TO ELIZABETH CARMACK GIBBONS BY DEED FROM BESSIE ALINE BRAZIL OF RECORD IN BOOK 1867, PAGE 115, SAID REGISTER'S OFFICE; THENCE WITH SAID LINE, SOUTHEASTWARDLY 181.6 FEET, MORE OR LESS, TO A POINT IN THE NORTHWESTERLY LINE OF LOT NO. 29; THENCE WITH SAME AND WITH THE NORTHWESTERLY LINE OF LOT NO. 6, NORTHEASTWARDLY 226.4 FEET TO THE SOUTHWESTERLY MARGIN OF THE NEW HYDES FERRY PIKE; THENCE WITH SAME, NORTHWESTWARDLY 181.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THOMAS EDWARD BEASLEY AND WIFE, THERESA ANN BEASLEY, BY DEED RECORDED IN BOOK 421, PAGE 19, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RECORDER
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