RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lee A. Tipton, Jr. and Melanie McGill

GRANTEE(s)
CitiFinancial Mortgage Company

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 31, 1997 and recorded on January 13, 1998 at Book 10756, Page 62 in the Register's Office of Davidson County, Tennessee, Lee A. Tipton, Jr., and Melanie McGill conveyed to Transcontinental Title, as Trustee for Ford Consumer Finance Company, 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 November 18, 2002 as Instrument No. 20021118-0142703 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 December 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, at and for the sum of $62,000.00, 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 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, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Lot 283 on the Plan of Haynes Manor, Section II, as of record in Book 3700, Page 88, Register's Office for said County. Said Lot Number 283 fronts 65 feet on the Southerly side of Rowan Drive and extends back 151.5 feet on the Easterly line and 148.8 feet on the Westerly line to a dead line, measuring 65.1 feet thereon. Being the same property conveyed to Lee A. Tipton, Jr. and Melanie McGill, by deed recorded in Book 10416, Page 273, Register's Office of Davidson County, Tennessee.

Commonly known as: 711 Rowan Drive, Nashville, Tennessee 37207

Davidson County DEEDTRS
Recvd: 01/24/03 13:06 3pgs
Fees:18.00 Taxes:229.40
20030124-0010213

W&A No. 787-201057

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, 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 4th day of December, 2007.

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 4th day of December, 2007.

Notary Public

My Commission Expires:

STACY J. MAJORS NOTARY SEAL MY COMMISSION EXPIRES 06-02-2009 NOTARY PUBLIC COUNTY OF PULASKI STATE OF 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 $62,000.00, 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.

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 4th day of December, 2008.

Stacy J. Majors
Notary Public

My Commission Expires:

STACY J. MAJORS NOTARY SEAL MY COMMISSION EXPIRES 06-12-2009 NOTARY PUBLIC COUNTY OF PULASKI STATE OF ARKANSAS

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CitiFinancial Mortgage Company
14415 South 50th Street, Suite 100
Phoenix, AZ 85044

Parcel No. 59/11/22.00

DSTDeedforPMI_BBoone_021204_1550

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