Davidson County DEEDTRS
Recvd: 04/11/03 15:16 3pgs
Fees:18.00 Taxes:610.50
20030411-0048787

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on January 28, 1999, Frances A. Cone, a single woman, executed to Transcontinental Title, Trustee, a certain deed of trust conveying to it as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 11324, Page 452 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20021121-0145195 in said Register's Office the above named trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr., and Mary K. Alissandratos, as substitute trustees, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, CitiFinancial Mortgage Company, Inc., f/k/a Associates Home Equity Loan Corporation, as the owner, by assignment thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD, a newspaper published in Nashville, Davidson County, Tennessee, the first insertion appearing on March 6, 2003 and subsequent insertions appearing on March 13, 2003, and March 20, 2003, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock noon (12:00 p.m.) on Thursday, March 27, 2003, being the time and at the main door of the Court House, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to CitiFinancial Mortgage Company, Inc., at and for the sum of $165,000.00, which is the highest and best bid in connection therewith;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said CitiFinancial Mortgage Company, Inc., the following real estate situated and located in Davidson County, Tennessee, to-wit:

Land Situated in the City of Nashville, Davidson County, Tennessee, described as being Lot No. 12 of Block "B" on the Map of Bellwood, as of record in Book 547, Pages 149 and 150, Register's Office for said County.

Being the same property conveyed to Frances A. Cone, unmarried, by Warranty Deed from Sandra H. Franklin dated December 16, 1996 and recorded in Book 10303, Page 897, in the Register's Office for Davidson County, Tennessee.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Davidson County Register's Office.

IN WITNESS WHEREOF, Mary K. Alissandratos, as Substitute Trustee has hereunto set her hand this the 27th day of March, 2003.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 27th day of March, 2003, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary K. Alissandratos, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed as Substitute Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

Sherrie C. Lee

NOTARY PUBLIC

My Commission Expires:

6-28-03

SHERRIE C. LEE
MY COMM EXP
NOTARY PUBLIC AT LARGE
June 28, 2003
SHELBY CO., TN

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K. Alessandrato
AFFIANT

Subscribed and sworn to before me on this 27th day of March, 2003.

Sherrie C. Lee
NOTARY PUBLIC

SHERRIE C. LEE
MY COMM EXP
NOTARY PUBLIC AT LARGE
June 28, 2003
SHELBY CO., TN

My Commission Expires:
6-28-03

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PROPERTY ADDRESS: 3629 Valley Vista Road
Nashville, TN 37205

OWNER AND MAIL TAX NOTICE TO: CitiFinancial Mortgage Company, Inc.
1111 Northpoint Drive
Bldg. 4, Suite 100
Coppell, TX 75019

PREPARED BY AND RETURN TO: Wyatt, Tarrant & Combs, LLP
1715 Aaron Brenner Drive, Suite 800
Memphis, TN 38120

Tax Parcel ID: Map 104-13, Parcel 207