PICK-UP

Davidson County DEEDTRS
Recvd: 07/07/03 11:31 3pgs
Fees:18.00 Taxes:229.40
20030707-0092944

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 9, 2001, James M. Shaw, Jr. and Pamela B. Shaw, husband and wife as Joint Tenants, executed to Cumberland Title Company of Rutherford County, Tennessee, 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 under Instrument No. 20010329-0030204 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20030428-0056775 in said Register's Office the original 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., the owner 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 June 5, 2003 and subsequent insertions appearing on June 12, 2003, and June 19, 2003, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at ten-thirty o'clock (10:30 a.m.) on Friday, June 27, 2003, being the time and at the Register of Deeds, 501 Broadway, Suite 501, 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 Aubrey Hiam at and for the sum of $62,001.00, 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 Aubrey Hiam, the following real estate situated and located in Davidson County, Tennessee, to-wit:

Being Lot No. 47, Section Three on the Plan of Peppertree Forest, Planned Unit Development as of record in Plat Book 7900, Page 249, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James M. Shaw, married, by Warranty Deed of record under Instrument No. 20010329-0030203 in the Register' 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 June, 2003.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 27th day of June, 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.

Sandra S Lee

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Oct. 10, 2006

OFFICIAL SEAL
SANDRA S. LEE
Notary Public at Large
State of Tennessee

STATE OF TENNESSEE
COUNTY OF _____

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 $62,001.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me on this _____ day of _____, 2003.

_____
NOTARY PUBLIC

My Commission Expires:

_____

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PROPERTY ADDRESS:	1120 Blue Willow Court Antioch, TN 37013
OWNER AND MAIL TAX NOTICE TO:	Aubrey Hiam 301 Fairbanks Road Goodlettsville, TN 37072
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell & Berkowitz A Professional Corporation 165 Madison Avenue Memphis, TN 38103

Tax Parcel ID: 165.14-0-054.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,001
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 2003
Deputy Register