Map + Parcel
43-11-150

This Instrument was Prepared by:
Frank W. Ziegler, III, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1300
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
CitiFinancial, Inc.
7467 New Ridge Road
Suite 200
Hanover, MD 21076
SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,500.00

AFFIANT

Subscribed and sworn to before me this the 25th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 3-26-05

Davidson County DEEDTRS
Recvd: 07/29/03 15:30 3pgs
Fees:18.00 Taxes:209.05
20030729-0106695

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 17th day of August, 2001, Paul Hunt and Lynda Hunt, husband and wife, executed a Deed of Trust to Michael Hooper, Trustee, to secure a promissory note of even date in the amount of $110,140.76, payable to the order of CitiFinancial, Inc. as fully set out as Instrument No. 20010821-0089829, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Michael Hooper, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record as Instrument No. 20030605-0077996, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and CitiFinancial, Inc. the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on July 3, 10 & 17, 2003, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Friday, July 25, 2003, at 1:06 p.m. at the front door of the Gaylord Entertainment Center, 501 Broadway in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, CitiFinancial, Inc. was the highest and best bidder, the amount of its bid being in the sum of Fifty-Six Thousand Five Hundred Dollars and 00/100 ($56,500.00) dollars,; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Fifty-Six Thousand Five Hundred Dollars and

00/100 ($56,500.00) dollars, credited and applied, as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto CitiFinancial, Inc. hereinafter known as the Grantee, its successors and assigns a certain tract of land in Davidson County, Tennessee, described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE SECOND REVISED PLAN OF MYATT AND EAGAN'S SUBDIVISION OF LOTS 2 AND 3 OF ANDERSON ESTATES AS OF RECORD IN BOOK 1424, PAGE 150, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SAID LOT NO. 8 FRONTS 100 FEET ON THE EASTERLY SIDE OF MYATT DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 210 FEET TO A DEAD LINE.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, ITS REPRESENTATIVES, BY DEED FROM JOSETTE BURDIN, OF RECORD IN BOOK 4370, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS: BEGINNING AT A POINT IN THE PRESENT SOUTHERLY RIGHT OF WAY LINE OF MYATT DRIVE AT THE NORTHWEST CORNER OF THE BURDIN LANDS; THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE BURDIN LANDS, 10 FEET TO THE NEW PROPOSED EASTERLY RIGHT OF WAY OF MYATT DRIVE; THENCE SOUTHERLY ALONG THE NEW PROPOSED RIGHT OF WAY LINE OF MYATT DRIVE, 100 FEET TO A POINT IN THE SOUTHERLY PROPERTY LINE OF THE BURDIN LANDS; THENCE WESTERLY ALONG THE SOUTHERLY PROPERTY LINE OF THE BURDIN LANDS; 10 FEET TO BURDIN'S SOUTHWEST CORNER; THE SAME BEING IN THE PRESENT EASTERLY RIGHT OF WAY LINE OF MYATT DRIVE; THENCE NORTHERLY ALONG THE PRESENT RIGHT OF WAY LINE OF MYATT DRIVE, 100 FEET TO THE POINT OF BEGINNING AND CONTAINING 1000 SQUARE FEET.

THIS BEING THE SAME PROPERTY CONVEYED TO PAUL HUNT AND WIFE, LYNDA HUNT, FROM BILL L. CAMPBELL AND WIFE, HAZEL M. CAMPBELL, BY DEED DATED 10/14/1999 AND RECORDED 10/15/1999 IN BOOK 11705, PAGE 776, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

The street address of the Property is believed to be 111 Myatt Drive, Madison, Tennessee 37115, but such address is not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record as Instrument No. 20010821-0089829, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Grantee, its successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 25th day of July, 2003.

Robert P. Ziegler, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 25th day of July, 2003.

Laura J Martin
NOTARY PUBLIC

My Commission Expires:

3-26-05