RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Rodney Martin

GRANTEE(s)
CitiFinancial Mortgage Company, Inc.

Davidson County DEEDTRS
Recvd: 08/07/03 12:43 3pgs
Fees:18.00 Taxes:203.50

20030807-0112625

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 18, 1999 and recorded on December 1, 1999 at Book 11762, Page 465 in the Register's Office of Davidson County, Tennessee, Rodney Martin conveyed to Harold Pannell Madison ,TN, as Trustee for Associates Financial Services Company of America, 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 June 10, 2003 as Instrument No. 20030610-0079535 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 July 9, 2003 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, Inc., at and for the sum of $55,000.00, 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, Inc. 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, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land referred to in this commitment is described as all that certain property situated in Nashville in the county of Davidson and state of Tennessee and being described in a Deed dated 01/06/87 and recorded 01/27/1987, among the land records of the county and state set forth above, and reference as follows: Book 7117 page 607 Land in Davidson County, Tennessee, being Lot Number 30 on the map of Haynes Heights Subdivision, Section 11, as of record in Book 2331, page 58, Register's Office for Davidson County, Tennessee. Said lot 30 begins at a point in the northeasterly margin of Francis Street, the common front corner of Lots Number 30 and 31; thence northwesterly 152.3 feet to a point, the common

rear corner of Lots Number 30 and 31, thence south westerly 130 feet to a point in the north easterly margin of Gardner Lane, the front corner of Lots 29 and 30; thence southeasterly 137.2 feet along said lane to a point, the beginning of a curve, thence 40.3 feet around said curve being a radius of 25 feet to a point in the northwesterly margin of Francis Street; thence along the margin of said street 97.2 feet to the point of beginning. This conveyance us subject to any and all existing easements and restrictions of record. Being the same property conveyed to the Grantor by Deed record in book 11762 Page 463, Davidson County Register of Deeds.

Commonly known as: 2501 Gardner Lane, Nashville, Tennessee 37207

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, Inc., 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 9 day of July, 2003

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, Arkansas this 9 day of July, 2003

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

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 $55,000.00, 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, Arkansas this 9 day of July, 2003.

Lena M. Nagle
Notary Public

My Commission Expires: _____

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

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

Parcel No. 044-15-0

DSTDeedforPMI_BBoone_030709_1413

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