Davidson County DEEDTRS
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Fees:18.00 Taxes:177.60
20030816-0118914

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

BOOK NO. 10682, PAGE NO. 182

Responsible Taxpayer and Property Owner:
Tax Parcel No. Map 91-10, Parcel 145

Name: Citifinancial Mortgage Company, Inc.

Address: 1111 Northpoint Drive
Bldg. 4, Ste. 100
Coppell, TX 75019

Common Description: 5805A Leslie Ave.
Nashville, TN 37209

Legal Description: Being Lot No. 40 of the Subdivision B. F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for said County. Said Lot No. 40 fronts 50 feet on the southerly side of Leslie Avenue and extends back southwardly, between parallel lines, 150 feet to an alley. County of Davidson, State of Tennessee.

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $48,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 7th day of August, 2003.

Notary Public
My Commission Expires: 12/27/03.

SARAH B BUNTEN
Notary Public
State of Colorado

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under

that Deed of Trust executed by **Mark A. Groves and Mark Warren** dated **11/4/1997** and recorded **11/13/1997** in Book **10682** at Page **182**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Ford Consumer Loan Corporation** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **August 7, 2003** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Libraray Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Citifinancial Mortgage Company, Inc.** became the highest and best bidder(s) at and for the sum of **$48,000.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Citifinancial Mortgage Company, Inc.**, Grantee, the following described real estate, to wit:

> **Being Lot No. 40 of the Subdivision B. F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for said County. Said Lot No. 40 fronts 50 feet on the southerly side of Leslie Avenue and extends back southwardly, between parallel lines, 150 feet to an alley. County of Davidson, State of Tennessee.**

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded in Book **10682**, Page **182**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 7th day of August, 2003.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 7th day of August, 2003.

SARAH B BUNTEN
Notary Public
State of Colorado

Notary Public

My Commission Expires: 12/27/03.