RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Timothy J. Breauchy and Carrie L. Breauchy

GRANTEE(s)
CitiFinancial Mortgage Company, Inc.

Davidson County DEEDTRS
Recvd: 09/25/03 09:48 3pgs
Fees:18.00 Taxes:858.40
20030925-0142068

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 7, 1998 and recorded on October 28, 1998 at Book 11172, Page 874 in the Register's Office of Davidson County, Tennessee, Timothy J. Breauchy, and Carrie L. Breauchy conveyed to Arnold M. Weiss of Shelby County, Tennessee, as Trustee for Homegold, Inc. dba Emergent Mortgage Corp., a Corporation, 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 August 5, 2003 as Instrument No. 20030805-0110778 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 September 10, 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 $232,000.00, 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 in the 10th, formerly 20th Civil District of Davidson County, Tennessee, being part of Lots 5 & 6 on the plan of the division of the lands of the heirs of Isam Butterworth and Phillip Joiner, Deceased, as of record in Book 161, page 22, Register's Office for Davidson County, Tennessee, and being more particularly described as Tract Number 2 according to a survey by A & A Engineers, Inc., dated March 27, 1986, Job # 2575-86, as follows: Beginning at an iron pin in the West margin of Tinnon Road, thence South 86 degrees 43 minutes 02 seconds West 931.29 feet to an iron pin; thence North 14 degrees 11 minutes 08 seconds East 162.98 feet to an iron pin in a 24 inch beech tree; thence North 72 degrees 43

minutes 55 seconds East 799.36 feet to an iron pin in the West margin of Tinnon Road; thence with the West margin of Tinnon Road South 20 degrees 15 minutes 33 seconds East 364.58 feet to the point of beginning. Tinnon Road and Tinnin Road are one and the same. B eing t he s ame p roperty c onveyed t o T imothy J. Breauchy and wife, Carrie L. Breauchy by deed of record in Book 10635, page 818, said Register's Office.

Commonly known as: 2425 Tinnin Road, Goodlettsville, Tennessee 37072

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

TO HAVE AND TO HOLD the said real property a bove d escribed, t ogether w ith t he 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 10th day of September, 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 10th day of September, 2003.

R. Denise Taylor
Notary Public

My Commission Expires:

R. DENISE TAYLOR NOTARY PUBLIC PULASKI CO. ARK. MY COMM EXP

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 $232,000.00, 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

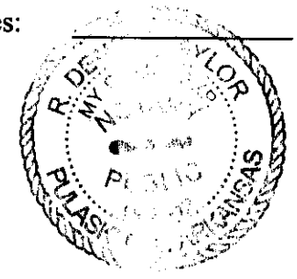
COUNTY OF PULASKI

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 10th day of September, 2003.

R. Denise Taylor
Notary Public

My Commission Expires:



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

Parcel No. 003-00-0-059.00

DSTDeedforPMIFEDTAX_BPruss_030922_ 822

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

W&A No. 787-203209