PICK-UP

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 28, 1998, Ronald Dale Brewer, Sr. and Charlotte Brewer, his wife, executed to Frances Baize, Trustee, a certain deed of trust conveying to her as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 11130, Page 683 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20030815-0118298 in said Register's Office the substitute trustees were replaced by E. Franklin Childress, Jr., Toni Campbell Parker, 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., f/k/a Associates Financial Services of America, 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 September 18, 2003 and subsequent insertions appearing on September 25, 2003, and October 02, 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, October 10, 2003, being the time and at the main door of the Register of Deeds, located in the Gaylord Entertainment Center, 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 Mickey Milam at and for the sum of $69,001.00, 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

Davidson County DEEDTRS
Recvd: 10/22/03 12:00 3pgs
Fees:18.00 Taxes:255.30
20031022-0156279

bargains, sells, conveys, and confirms unto said Mickey Milam the following real estate situated and located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No 11 of Block D on the Plan of Broadmoor, as of record in Book 547 Pages 161 and 162, Register's Office of Davidson County, Tennessee
>
> Being the same property conveyed to Ronald Dale Brewer, Sr. and wife, Charlotte Brewer by Warranty Deed from Doris Goad and wife, Ina Goad, dated December 13, 1996 and recorded in Book 10293 Page 35 in said register's office.

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 10th day of October, 2003.

Mary K. Alissandratos
MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 10th day of October, 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.

Sherrie C. Lee
NOTARY PUBLIC

SHERRIE C. LEE NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP 6-27-07

My Commission Expires:

6-27-07

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 $69,001.00 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: | 1006 Broadmoor Drive<br>Nashville, TN 38126 |
| OWNER AND MAIL TAX NOTICE TO: | Mickey Milam<br>9701 Clovercroft Road<br>Nolensville, TN 37135 |
| PREPARED BY AND RETURN TO: | Baker, Donelson, Bearman, Caldwell & Berkowitz<br>A Professional Corporation<br>165 Madison Avenue<br>Memphis, TN 38103 |

Tax Parcel ID: 061-07-0 122.00

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Mickey Milam
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 2003

M. McBee
Deputy Register