Davidson County DEEDTRS
Recvd: 01/14/04 09:07 3pgs
Fees:18.00 Taxes:296.00
20040114-0005614

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on January 19, 2001, Gayle Akins, an unmarried woman, fee simple, executed to Tisha C. Baldwin, 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 under Instrument No. 20010315-0024839 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20031017-0153713 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., 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 November 13, 2003 and subsequent insertions appearing on November 20, 2003, and November 27, 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, December 5, 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 Citifinancial Mortgage Company, Inc, at and for the sum of $80,000.00, 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

bargains, sells, conveys, and confirms unto said Citifinancial Mortgage Company, Inc. the following real estate situated and located in Davidson County, Tennessee, to-wit:

Being all of Lot No. 255 and 256, Brooklyn Heights Subdivision, as shown by plat and survey of record in Plat Book 332, Page 140, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gayle Akins by Quit Claim Deed of record under Instrument No. 20020606-0069085 in the Register's Office of Davidson County, Tennessee.

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 5th day of December, 2003.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

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

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 5th day of December, 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. Ree

NOTARY PUBLIC

My Commission Expires:

6-27-07

STATE OF TENNESSEE
COUNTY OF SHELBY

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 $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K. Alessandrato
AFFIANT

Subscribed and sworn to before me on this 5th day of December, 2003.

Sherrie C. Lee
NOTARY PUBLIC

My Commission Expires:
6-27-07

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PROPERTY ADDRESS:	527 Meade Avenue Nashville, TN 37027
OWNER AND MAIL TAX NOTICE TO:	Citifinancial Mortgage Company, Inc. 1111 Northpoint Drive Bldg. 4, Suite 100 Coppell, TX 75019
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell & Berkowitz A Professional Corporation 165 Madison Avenue Memphis, TN 38103

Tax Parcel ID: 91-8-127