PICK-UP

Davidson County DEEDTRS
Recvd: 01/14/04 09:45 3pgs
Fees:18.00 Taxes:148.00
20040114-0005659

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on July 18 1997, Josephine Epps, unmarried and Willie Epps, unmarried, executed to Tim Light, Trustee, a certain deed of trust conveying to him as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 10535, Page 555 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20031211-0177604 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 December 11, 2003 and subsequent insertions appearing on December 18, 2003, and December 25, 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 Thursday, January 8, 2004, 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 Eric Sox, at and for the sum of $40,001.00, 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 bargains, sells, conveys, and confirms unto said Eric Sox the following real estate situated and located in Davidson County, Tennessee, to-wit:

Being Lot No. 69 on the plan of Shepardwood Subdivision, Section 1, of record in Book 4175, Pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Josephine Epps, unmarried, and Willie Epps, unmarried, by Quit Claim Deed from Josephine Epps, a single person, dated February 20, 1995, recorded February 24, 1995, of record in Book 9603, Page 347, Register's Office for Davidson County, Tennessee. Also acquired by Instrument of record in Book 6726, Page 107, in the Register's Office for said County.

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 8th day of January, 2004.

Mary K Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 8th day of January, 2004, 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

My Commission Expires:

6-27-07

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

STATE OF TENNESSEE
COUNTY OF Davidson

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 $40,001.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

E.Sox
AFFIANT

Subscribed and sworn to before me on this 14th day of January, 2004.

Angela Rice
NOTARY PUBLIC

ANGELA RICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

My Commission Expires:
3/25/2006

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PROPERTY ADDRESS: 2510 Allenwood Drive
Nashville, TN 37207

OWNER AND MAIL TAX NOTICE TO: Eric Sox
569 Holt Valley Road
Nashville, TN 37221

PREPARED BY AND RETURN TO: Baker, Donelson, Bearman, Caldwell & Berkowitz
A Professional Corporation
165 Madison Avenue
Memphis, TN 38103

Tax Parcel ID: Map 72-1, Parcel 29