RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Julius Charles Hill, Sr. Opal H. Askew and Vanory Askew

GRANTEE(s)
CitiFinancial Mortgage Company, Inc.

Davidson County DEEDTRS
Recvd: 01/26/04 09:09 3pgs
Fees:18.00 Taxes:220.52
20040126-0009580

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 29, 2000 and recorded on October 11, 2000 as Instrument No. 20001011-0100969 in the Register's Office of Davidson County, Tennessee, Julius Charles Hill, Sr., Opal H. Askew, and Vanory Askew conveyed to C.B. Tilford, Goodlettsville, as Trustee for Associates Home Equity Loan 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 22, 2001 as Instrument No. 20010822-0090540 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 January 21, 2004 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 $59,600.00, 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:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit: 3221 Hummingbird Drive. Land in Davidson County, Tennessee, being Lot Number 101 on the map of Trappard Heights Subdivision, Section VI, of record in Book 2900, Page 13, Register's Office for said County. Said Lot Number 101 fronts 105 feet in the Easterly side of Hummingbird Drive runs back 348.8 feet on the Southerly line and 380.3 feet on the Northerly line to a deed line and measures 137 feet thereon. Being the same property conveyed to Opal H. Askew from Julius C. Hill be Quitclaim Deed dated May 7, 1998 and recorded May 15, 1998 in Book 10933, Page 472, Register's Office for Davidson County,

Tennessee. Also acquired in Book 8860, Page 222, Book 4419, page 84, Register's Office for Davidson County, Tennessee. 2416 Alameda St. Land in Davidson County, Tennessee, being Lot Number 78, Block I, on the Map of Hefferman Place, as of record in Book 161, Page 138, Register's Office for said County. Said Lot Number 78 fronts 50 feet on the Northerly side of Alameda Street and runs back, between parallel lines of 140 feet to an alley. Being the same property conveyed to Opal H. Askew from Julius C. Hill by Quitclaim Deed dated May 7, 1998 and recorded May 15, 1998 in Book 10933, Page 470, Register's Office for Davidson County, Tennessee. Also acquired in Book 8408, Page 656, Book 8408, Page 654, Book 4526, Page 813, Register's Office for Davidson County, Tennessee.

Commonly known as: 3221 Hummingbird Drive, Nashville, Tennessee 37218

TO HAVE AND TO HOLD the said real property above described, together with the 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 21 day of JAN, 2004.

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 21 day of JAN, 2004

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 $59,600.00, 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.

W&A No. 787-201230

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 21 day of Jan, 2004

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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

Parcel No. 92-02-384.00/59-13-4

DSTDeedforPMI_mhouston_040121_1152

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