Davidson County DEEDTRS
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20040302-0023408

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20010726-0079437

Responsible Taxpayer and Property Owner:
Tax Parcel No. Map 43-2, Parcel 19

Name: Citifinancial Mortgage Company, Inc. Address: 1111 Northpoint Drive Bldg. 4, Ste. 100 Coppell, TX 75019

Common Description: 1117 Snow Ave.
Madison, TN 37115
Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $49,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 26th day of February, 2004.

Notary Public
My Commission Expires: 12/27/07.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES 12/27/2007

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **April D. Allen,** dated **7/20/2001** and recorded **7/26/2001** at **INST. NO. 20010726-0079437**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Franklin Mortgage Funding,** default having

been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **February 26, 2004** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Libraray Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Citifinancial Mortgage Company, Inc.** became the highest and best bidder(s) at and for the sum of **$49,900.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Citifinancial Mortgage Company, Inc.,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded **at INST. NO. 20010726-0079437**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 26th day of February, 2004.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 26th day of February, 2004.

Notary Public

My Commission Expires: 12/27/07.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES 12/27/2007

Exhibit "A"

TRACT 1

Being part of Lot No. 7 in the Subdivision of Lot 27 and part of Lot 29 in Dixie Pure Food Company Subdivision, as recorded in Plan of record in Book 843, Page 52, Register's Office for Davidson County, Tennessee, and described according to a survey dated November 2, 1951, by Harvey Geer and being more particulary described as follows:

Beginning at a point in the southerly margin of Snow Avenue (Commerce Street); thence South 15 deg. 99' east 110 feet to a point; thence South 82 deg. 49' west 208.2 feet to a point in the westerly margin of Snow Avenue (Knox Street); thence in a northerly direction 30.6 feet to a point at the beginning of a curve; thence around said curve in a northwesterly direction 143.7 feet to a point in the southerly margin of Snow Avenue (Commerce Street); thence in a westerly direction 116.5 feet to a point of beginning.

TRACT 2

A tract of land in the 11th Civil District of Davidson County, Tennessee, being a portion of Lot No. 17 in the Subdivison of Lot No. 27 and part of Lot No. 28 in Dixie Pure Food Subdivision as of record in Book 843, Page 52, said Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin, said pin being S 16 deg. 40' E 145 feet along the west margin of Snow Avenue, formerly Knox Street, from the common corner of Lots Nos. 7 and 6; thence S 82 deg. 12' W 208.4 feet to an iron pin; thence N 82 deg. 49' E 208.2 feet to an iron pin, thence S 16 deg. 40' E, 8.4 feet to an iron pin, thence N 16 deg. 40' W 145 feet along west margin of Snow Avenue to the point of beginning.

Being the same property conveyed to April D. Allen by deed from Lee R. McCluskey of record in Instrument No. 20010726-0079436, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED