Davidson County DEEDTRS
Recvd: 04/07/04 10:02 3pgs
Fees:18.00 Taxes:98.05
20040407-0039382

This Instrument Prepared by:
Trustee Management Company
10500 Barkley, Suite 102,
Overland Park, Kansas 66212

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number(s)
The CIT Group/Consumer Finance, Inc. 715 S. Metropolitan Avenue, Oklahoma City, OK 73108	The CIT Group/Consumer Finance, Inc. 715 S. Metropolitan Avenue, Oklahoma City, OK 73108	070-09-0-107.00

WHEREAS, by Deed of Trust dated June 23, 1997, and recorded in 10503 at Page 697 and assigned to current holder, The CIT Group/Consumer Finance, Inc., Register's Office for Davidson County, Tennessee, Betty L. Branch conveyed to David M. Diamond, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed Trustee Management Company as Successor Trustee by instrument recorded in 200308060112132, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned, in conformity with the terms and provisions of said Deed of Trust, and the beneficiary 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 of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on April 1, 2004 at outside the Register's Office for Davidson County, Tennessee, located at 501 Broadway, Suite 501, Gaylord Entertainment Center in Nashville, Tennessee, Davidson County, 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 (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, The CIT Group/Consumer Finance, Inc. was the highest and best bidder became the purchaser of said property at and for the sum of Twenty-six thousand, five hundred dollars and no cents ($26,500.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, Jameia Ann Haines, as Successor Trustee, does hereby grant, bargain, sell and convey to the said The CIT Group/Consumer Finance, Inc., ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Being Lot No. 1 and the easterly 23 feet of Lot No. 2 on the Map of Bordeauxmont, not of record.

Said Lot No. 1 and part of Lot No. 2 adjoin and front together 75 feet on the southwesterly margin of Curtis Street and run back between parallel lines, with the

northwesterly margin of Goodrich Avenue, 150 feet to the northeasterly line of Lot No. 5 of said Map.

This is improved property known as 3107 Curtis Street, Nashville, Tennessee 37218

Being the same property conveyed to Betty L. Branch, by Warranty Deed from Larry Donnell Shelton, unmarried, dated November 10, 1988 and recorded November 28, 1988 in Book 7711, page 903, Register's Office for Davidson County, Tennessee.

Commonly known as: 3107 Curtis Street Nashville, TN 37218.
Parcel No.: 070-09-0-107.00

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said Jameia Ann Haines, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under her as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Jameia Ann Haines, as Successor Trustee, has caused this instrument to be executed this 5th day of April, 2004.

Jameia Ann Haines
For Trustee Management Company
Successor Trustee

STATE OF Kansas
COUNTY OF Johnson

On this 5th day of April, 2004, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jameia Ann Haines, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Substitute Trustee.

WITNESS my hand and Notarial Seal at office the day and year/first above written.

My Commission Expires:

NOTARY PUBLIC-State of Kansas
STEPHANIE NOBLIT
My Appt. Exp. 2-26-2006

Stephanie Noblit
Notary Public Stephanie Noblit

STATE OF Kansas
COUNTY OF Johnson

The actual consideration or value of the property is$26,500.00.

Janis Lynn Hans
For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 5th day of April, 2024.

My Commission Expires:

NOTARY PUBLIC-State of Kansas
STEPHANIE NOBLIT
My Appt. Exp. 2-26-26

Stephanie Noblit
Notary Public Stephanie Noblit