Davidson County DEEDTRS
Recvd: 04/14/04 09:58 3pgs
Fees:18.00 Taxes:296.00
20040414-0041832

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 5, 1997, Thomas R. Perry and wife, Lisa C. Perry, executed to John M. Jordan, 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 10611, Page 47 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the Trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr., and Mary K. Alissandratos as Substitute Trustees, as recorded in Instrument No. 2003031300-0034066, in said Register's Office; and

WHEREAS, by instrument of record under Instrument No. 20040309-0026586 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., f/k/a Ford Consumer Finance Loan Corporation, 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 February 26, 2004 and subsequent insertions appearing on March 4, 2004, and March 11, 2004, 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, March 19, 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 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:

> Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Hickory Bend, Section 3, of record in Book 3600 Page 42, register's office for said county, to which reference is made for a more complete description.
>
> Being the same property conveyed to Thomas R. Perry and wife, Lisa C. Perry by deed from George A. Filson and wife, Chloe M. Filson of record in Book 8113, Page 599 Registers Office for 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 19th day of March, 2004.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 19th day of March, 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 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. Alessandrazzo
AFFIANT

Subscribed and sworn to before me on this 19th day of March, 2004.

Sherrie C Lee
NOTARY PUBLIC

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

My Commission Expires:

6.27.07

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PROPERTY ADDRESS:	3040 Boulder Park Drive Nashville, TN 37214
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: 96-14-221