Davidson County DEEDTRS
Recvd: 04/28/04 10:30 5pgs
Fees:27.00 Taxes:0.00
20040428-0048066

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 18, 1995, Leonard N. Luster, executed to Title Guaranty of Middle Tennessee, Trustee, a certain deed of trust conveying to it as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 9803, Page 523 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20030728-0104876 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 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, Knox County, Tennessee, the first insertion appearing on August 21, 2003 and subsequent insertions appearing on August 28, 2003, and September 04, 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, September 11, 2003, 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 Co., Inc. at and for the sum of $70,000.00, 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. One Hundred Eighty-Eight, (188) on the plan of Section Three, (3), Haynes Estates, of record in Book 4175, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 188 fronts 78.0 feet on the Northwesterly margin of Boyd Drive and extends back 142.84 feet on the Northeasterly line and 126.00 feet on the Southwesterly line to a dead line in the rear, measuring 79.80 feet thereon.

Being the same property conveyed to Leonard N. Luster by Warranty Deed of record under Instrument No. 200105080047475 in the Register's Office of 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 11th day of September, 2003.

Mary K. Alissandratos
MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 11th day of September, 2003, 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 $70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K. Assiavdratos
AFFIANT

Subscribed and sworn to before me on this 11th day of September, 2003.

Sherrie Ellett
NOTARY PUBLIC

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

My Commission Expires:
6-27-07

****

PROPERTY ADDRESS: 4063 Boyd Drive
Nashville, TN 37218

OWNER AND MAIL TAX NOTICE TO: Citifinancial Mortgage Company, Inc.
1111 Northpoint Drive
Bldg. 4, Suite 100
Coppell, TX 75019

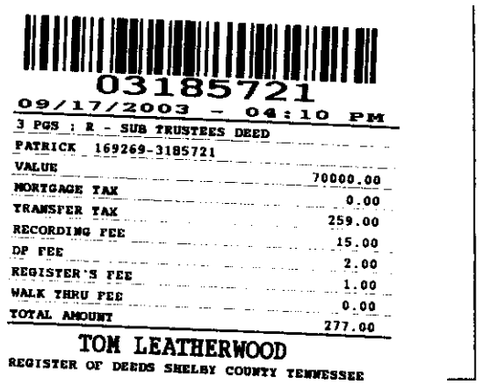
PREPARED BY AND RETURN TO: Baker, Donelson, Bearman, Caldwell & Berkowitz
A Professional Corporation
165 Madison Avenue
Memphis, TN 38103

Tax Parcel ID: 59-9/138

Tom Leatherwood

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.



03185721

09/17/2003 - 04:10 PM

3 PGS : R - SUB TRUSTEES DEED	
PATRICK 169269-3185721	
VALUE	70000.00
MORTGAGE TAX	0.00
TRANSFER TAX	259.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	277.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

160 N. Main St., Suite 519 ~ Memphis, Tennessee 38103 ~ (901) 545-4366
http://register.shelby.tn.us

Tom Leatherwood

Shelby County Register

STATE OF TENNESSEE
COUNTY OF SHELBY

I, Tom Leatherwood, Register of Deeds, hereby certify this is a true and perfect copy of page(s) 1-4 of Instrument Number 03185721, recorded in this office as a SUBSTITUTE TRUSTEES DEED from MARY K ALISSANDRATOS S TR to CITIFINANCIAL MORTGAGE COMPANY INC.

Witness the Official Signature and Seal this 26th day of April 2004.

Tom Leatherwood, Register

Elizabeth James

Deputy Register

TOM LEATHERWOOD, REGISTER
AGRICULTURE
COMMERCE
SHELBY COUNTY

160 N. Main St., Suite 519 ~ Memphis, Tennessee 38103 ~ (901) 545-4366
http://register.shelby.tn.us