RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Priscilla H. Venable

GRANTEE(s)
CitiFinancial Mortgage Company Inc.

Davidson County DEEDTRS
Recvd: 05/13/04 14:11 3pgs
Fees:18.00 Taxes:199.43
20040513-0056167

TRUSTEE'S DEED

WHEREAS, by Deed of Trust recorded on March 24, 2000 as Instrument No. 20000324003016 6 in the Register's Office of Davidson County, Tennessee, Priscilla H. Venable conveyed to Transcontinental Title Co., as Trustee for Ameritrust Mortgage Securities, Inc., 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 **WILSON & ASSOCIATES, P.L.L.C.** as Successor-Trustee by instrument of record recorded on April 23, 2004 as Instrument No. 20040423-0046608 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 May 5, 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 $53,900.00, 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, 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:

> Being Unit No. 23 as created and established by the Master Deed and By Laws for Poplar Glen, as Horizontal Property Regime of record in Book 7534, page 591, Register's, Office for Davidson County, Tennessee, as amended by amendment of record in Book 7548, page 612, said Register's Office, and as shown and described on the plan for Poplar Glen, Phase 1, of record in Book 6900, page 646, Register's Office for Davidson County, Tennessee, to all of which reference is made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein. Being the same property conveyed to Priscilla H. Venable, by

Quitclaim Deed from Kevin E. Earl Venable, Dated January 13, 2000, and recorded January 27, 2000 in instrument number 200001270006821, Register's Office for Davidson County, Tennessee.

Commonly known as: 440 Lemont Drive, Nashville, Tennessee 37216

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 Successor-Trustee, has hereunto set his hand and seal this 5 day of May, 2004

Chris Palmer
Cade Cox
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Cadel Cox, 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 5 day of May, 2004

Lena M. Nagle
Notary Public

My Commission Expires:

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

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 $53,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chris Palmer
Cade Cox

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Cadel L. Cox, 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 5 day of May, 2004.

Lena M. Nagle
Notary Public

My Commission Expires:

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

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

Parcel No. 061-05-0-A-004.00

DSTDeedforPMI_MSobanski_040505_1237

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