Davidson County DEEDTRS
Recvd: 05/26/04 09:26 3pgs
Fees:18.00 Taxes:273.43
20040526-0061640

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 28, 1997, Eula B. Holbert, unmarried and Margaret L. Jordan, unmarried, executed to J. R. Stuart, 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 10669, Page 933, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the Original Trustee was replaced by E. Franklin Childress, Jr., Toni Campbell Parker, and Mary K. Alissandratos, as recorded under Instrument No. 20040415-0042489 in said Register's Office, 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 Associates Financial Services of America, 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 NASHVILLE RECORD, a newspaper published in Davidson, County, Tennessee, the first insertion appearing on April 15, 2004 and subsequent insertions appearing on April 22, 2004, and April 29, 2004, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, the substitute trustee did appear on ten-thirty o'clock (10:30 a.m.) on Monday, May 10, 2004 and did announce the postponement of the said sale to Monday, May 17, 2004 at ten-thirty o'clock (10:30 a.m.); and

WHEREAS, at ten thirty o'clock (10:30 a.m.) on Monday, May 17, 2004, being the time and at Nashville, Davidson County, Tennessee 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 $73,900.00, 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. 155 on the Plan of Royal Hills, Section 2, which is of record in Book 4660, Page 122, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.
>
> Being the same property conveyed to Eula B. Holbert and Margaret L. Jordan from Lonnell R. Matthews and Billie J. Mathews herein by Warranty Deed dated December 18, 1996 and recorded December 31, 1996 in Book 10306 at Page 549.

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 17th day of May, 2004.

Mary K Alissandratos
MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 17th day of May, 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 $73,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K Alissandratos
AFFIANT

Subscribed and sworn to before me on this 17th day of May, 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

****

PROPERTY ADDRESS: 137 Hodge Court
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 and Berkowitz,
A Professional Corporation
165 Madison Avenue
Memphis, TN 38103

Tax Parcel ID: 58-11-115