Davidson County DEEDTRS
Recvd: 06/01/04 13:22 3pgs
Fees:18.00 Taxes:221.63
20040601-0063843

PICK-UP

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on July 17, 2003, Roland Lee Gordon, unmarried, executed to Title Enterprises, 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 under Instrument No. 20030725-0104200, 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. 20040426-0047143 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. 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 22, 2004 and subsequent insertions appearing on April 29, 2004, and May 6, 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 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 James Roberts, at and for the sum of $59,901.00, 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 James Roberts, the following real estate situated and located in Davidson County, Tennessee, to-wit:

A certain tract pr parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being all of Lot No. 22, on the Map of College Heights, of record in Book 332, Page 19, Register's Office of said County.

Said Lot No. 22 fronts 50 feet on the northerly side of Timmons Street and runs back between lines, 169.6 feet on the easterly line and 171 feet on the westerly line, to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Roland Lee Gordon, unmarried, from Dan B. Hawkins and wife, Betty Sue Hawkins by Warranty Deed dated July 1, 1998 and recorded July 7, 1988 in book 11008, Page 339, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat book 332, Page 19, Register's 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 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.

Sandra S Lee
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Oct. 10, 2006

OFFICIAL SEAL
SANDRA S. LEE
Notary Public at Large
State of Tennessee

STATE OF TENNESSEE
COUNTY OF _____

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 $59,901.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

AFFIANT

Subscribed and sworn to before me on this _____ day of _____, 200_____.

_____

NOTARY PUBLIC

My Commission Expires:

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PROPERTY ADDRESS:	520 Timmons Street Nashville, TN 37211
OWNER AND MAIL TAX NOTICE TO:	James Roberts 201 Thompson Lane, Suite 201 Nashville, TN 37211
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell and Berkowitz, A Professional Corporation 165 Madison Avenue Memphis, TN 38103

Tax Parcel ID: 119-13-111

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 59,900.00
Sarah Evans
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June 2004.
Deputy Register