Davidson County DEEDTRS
Recvd: 06/09/04 08:30 3pgs
Fees:18.00 Taxes:384.82
20040609-0067971

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 26, 2002, Cindy S. Wilson, unmarried, executed to Tucker Harris, 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 under Instrument No. 20020403-0040112 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20031104-0161808 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 Citifinancial Mortgage 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 April 1, 2004 and subsequent insertions appearing on April 8, 2004, and April 15, 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, April 23, 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 $98,600.00, 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:

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 10039, Page 301, ID# 162-16-E-68-C0, being known and designated as Lot 68, The Plan of Bell Crest, Section Two, filed in Plat Book 9700, Page 20, recorded August 21, 1995 the Register's Office, Davidson County, Tennessee.

This being the same property conveyed to Cindy S. Wilson, an unmarried woman, from MCR Development Corporation, a Tennessee Corporation, by Deed dated April 30, 1996 and recorded May 3, 1996 in Book 10039, Page 301, Davidson County records, State of 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 23rd day of April, 2004.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 23rd day of April, 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 $98,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K. Alessandrato
AFFIANT

Subscribed and sworn to before me on this 23rd day of April, 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:	509 Bell Trace Lane Antioch, TN 37013
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: Map 162-16, Group E, Parcel 68 CO