PICK-UP

Davidson County DEEDTRS
Recvd: 06/11/04 10:45 3pgs
Fees:18.00 Taxes:128.02
20040611-0069363

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on April 5, 2001, Cora Lee Ewing, a single person, executed to Mike Hooper, 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. 20010409-0034287, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the Original Trustee's were replaced by E. Franklin Childress, Jr., Toni Campbell Parker, and Mary K. Alissandratos, as recorded under Instrument No. 20031120-0169148 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, 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 Davidson, County, Tennessee, the first insertion appearing on May 13, 2004 and subsequent insertions appearing on May 20, 2004, and May 27, 2004, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at ten-thirty (10:30 a.m.), on June 4, 2004, 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 Eric L. Sox, at and for the sum of $34,601.00, 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 Eric L. Sox, the following real estate situated and located in Davidson County, Tennessee, to-wit:

> All that certain parcel of land in City of Nashville, Davidson County, State of Tennessee, as more fully described in Deed Book 123, Page 634, ID# 92-05-232, being known and designated as Lots 11, and 12, Section 27, Fisk University Place, filed in Plat book 421,

Pages 4 and 5, recorded April 5, 1912, in the Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Cora Lee Ewing and spouse, if any, from estate of Russell Ewing, deceased, by Deed dated December 12, 1973 and recorded June 12, 1978 in Book 123, Page 634, Davidson County Records, State of Tennessee.

This being the same property further conveyed to James Melvin Ewing as the only surviving heir of the Estate of Cora Lee Ewing, deceased. Said Affidavit of Heirship recorded under Instrument No. 20031219-0181153 Register's Office of Davidson County, Tennessee. Cora Lee Ewings Will was filed in the Probate Clerk's office of Davidson County, Tennessee, but not offered for probate.

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 4th day of June, 2004.

Mary K. Alissandratos
MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 4th 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 Davidson

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 $34,600.00 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 11 day of June, 2004.

Sheila A. Harris
NOTARY PUBLIC

SHEILA A. HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: 9-22-07

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PROPERTY ADDRESS:	913 31st Avenue North Nashville, TN 37209
OWNER AND MAIL TAX NOTICE TO:	Eric L. Sox 569 Holt Valley Road Nashville, TN 37221
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell and Berkowitz, A Professional Corporation 165 Madison Avenue Memphis, TN 38103

Tax Parcel ID: 95-2, 232