Davidson County DEEDTRS
Recvd: 06/17/04 08:59 3pgs
Fees:18.00 Taxes:340.03
20040617-0071580

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 22, 2003, Richard T. Britton, Sr. and Rebecca E. Britton, husband and wife, 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. 20031027-0157663 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20040513-0056279 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 Loan Corporation, n/k/a 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 THE NASHVILLE RECORD a newspaper published in Nashville, Davidson County, Tennessee, the first insertion appearing on April 29, 2004 and subsequent insertions appearing on May 6, 2004, and May 13, 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, May 21, 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 $91,900.00, 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, Inc. the following real estate situated and located in Davidson County, Tennessee, to-wit:

All that parcel of land in City of Nashville, Davidson County, Tennessee, as more fully described in Deed Book 8388 Page 74 in the Register's Office of Davidson County, Tennessee.

Being known and designated as Lot 145, Quail Ridge Section L, Revised, Filed in Plat Book 6900 Page 300 in said register's office.

Being the same property conveyed to Richard T. Britton, Sr. and wife, Rebecca E. Britton by Warranty Deed of record in Book 8388, Page 74 in the Register's Office of 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 21st day of May , 2004.

Mary K. Alissandratos
MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 21st 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.

Leslie King
NOTARY PUBLIC

LESLIE KING
MY COMM EXP
NOTARY PUBLIC AT LARGE
7 - 13 - 2005
SHELBY CO TN

My Commission Expires:

7-13-05

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 $91,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K. Alessandrates
AFFIANT

Subscribed and sworn to before me on this 21st day of May, 2004.

Leslie King
NOTARY PUBLIC

LESLIE KING
MY COMM EXP
NOTARY PUBLIC AT LARGE
7-13-2005
SHELBY CO., TN

My Commission Expires:

7-13-05

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PROPERTY ADDRESS:	4404 Summertime Drive Nashville, TN 37207
OWNER AND MAIL TAX NOTICE TO:	Citifinancial Mortgage Company, Inc. 14415 South 50th Street, Suite 100 Phoenix, AZ 85044
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell & Berkowitz A Professional Corporation 165 Madison Avenue Memphis, TN 38103

Tax Parcel ID: 32-9-56