Prepared by:
Baker, Donelson, Bearman, Caldwell and Berkowitz,
A Professional Corporation
165 Madison Avenue, Suite 2000
Memphis, TN 38103

Davidson County DEEDTRS
Recvd: 07/21/04 09:36 3pgs
Fees:18.00 Taxes:273.43
20040721-0086937

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 4, 2002, Eric Alton Romberg, an unmarried man, and Jessica Lynn Bewick, an unmarried woman, 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. 20021014-0125661, 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. 20040610-0068675, 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 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 June 17, 2004, and subsequent insertions appearing on June 24, 2004, and July 1, 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 July 9, 2004, at the main door of the Register of Deeds, located in the Gaylord Entertainment Center, 501 Broadway, Suite 501, Nashville, Davidson, 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:

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

Land in Davidson County, Tennessee, being Lot No. 17 of Block "H" on the Map of Broadmoor, Section II, as of record in Book 547, Page 174, Register's office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the northerly side of Woodruff Drive, (Broadmoor Drive) and extends back between parallel lines 155 feet to a dead line in the rear

Being the same property conveyed to Eric Alton Romberg, unmarried man and Jessica Lynn Bewick, unmarried woman, from Ella Ruth Cobb, unmarried by Warranty Deed dated July 20, 2001 and recorded July 24, 2001 at Instrument No. 20010724-0078634, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plate in Plat Book 547, Page 174, Register's Office for Davidson County.

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 9th day of July, 2004.

Mary K. Alissandratos
MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 9th day of July, 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 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. Missandvatos
AFFIANT

Subscribed and sworn to before me on this 9th day of July, 2004.

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

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PROPERTY ADDRESS:	1005 Broadmoor Drive Nashville, TN 37216
OWNER AND MAIL TAX NOTICE TO:	Citifinancial, Inc. 14415 South 50th Street Phoenix, AZ 85044
PREPARED BY AND RETRUN TO:	Baker, Donelson, Bearman, Caldwell and Berkowitz, A Professional Corporation 165 Madison Avenue Memphis, TN 38103

Tax Parcel ID#:
061-07-0 058.00