Davidson County DEEDTRS
Recvd: 09/09/04 08:58 3pgs
Fees:18.00 Taxes:208.68
20040909-0108942

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 16, 2004, Daniel A. Beaird, unmarried, executed to Hagan Lamar, 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 in Instrument No. 20040319-0031359, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record in Instrument No. 20040721-0087014 in said Register's Office the Original Trustee was 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, Inc., the owner by assignment 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 July 22, 2004 and subsequent insertions appearing on July 29, 2004, and August 5, 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 **Tuesday, August 17, 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, Inc., at and for the sum of $56,400.00, 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:

Land in Davidson County, Tennessee, being part of Block "C" on the partition of the Mary E. Hamilton Lands, of record in Book 2, Page 94, Chancery Court at Nashville, being Lot No. 14 on the unrecorded plan of said Block "C" and parts of Blocks "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by John M. Sullivan, County Surveyor, January 25, 1947, as follows:

Beginning on the northerly margin of Wingrove Avenue at the southwest corner of Lot No. 15 on said plan conveyed to R.B. Balley and wife, by deed from Margaret H. Reamer, Trustee, of record in Book 2034, Page 270, said Register's Office; thence with the line between said lots Nos. 14 and 15 northwardly 150.3 feet; thence N86 deg. 59' W, 50 feet to the northeast corner of Lot No. 13 on said plan; thence with the line between said lots Nos. 13 and 14, S2 DEG. 32' W, 150.4 feet to the northerly margin of said Windgrove Avenue; thence with said Avenue, S87 deg. 11'E, 50 feet to the beginning.

This being the same property conveyed to Daniel A. Beaird, unmarried, from Donna E. Drake, devisee of the will of Ruby A. Dean, and as administrator of the Ruby A. Dean estate by deed dated 03/05/2002 and recorded 03/11/2002 in Instrument No. 20020311-0030046, 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 17th day of August, 2004.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 17th day of August, 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:

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SANDRA S. LEE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. OCT. 10, 2006

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 $56,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K. Alissandratos
AFFIANT

Subscribed and sworn to before me on this 17th day of August, 2004.

Sandra S. Lee
NOTARY PUBLIC

SANDRA S. LEE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. OCT. 10, 2006

My Commission Expires:

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PROPERTY ADDRESS:	440 Wingrove Street Nashville, TN 37205
OWNER AND MAIL TAX NOTICE TO:	CitiCorp Trust Bank, FSB 7467 New Ridge Road Hanover, MD 21076
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 165 Madison Avenue, Suite 2000 Memphis, TN 38103
Tax Parcel ID:	105-11-40