RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Domonic B. Sims

GRANTEE(s)
CitiFinancial Mortgage Company

Davidson County DEEDTRS
Recvd: 09/09/04 09:59 3pgs
Fees:18.00 Taxes:199.43

20040909-0109012

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 6, 2000 and recorded on January 16, 2001 as Instrument No. 20010116-0004556 in the Register's Office of Davidson County, Tennessee, Domonic B. Sims conveyed to Marsha Fogle, as Trustee for Associates Home Equity Loan Corporation, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **Wilson & Associates, P.L.L.C.** as Successor Trustee by instrument of record recorded on July 22, 2004 as Instrument No. 20040722-0087584 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor-Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on August 25, 2004 at the Gaylord Entertainment Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to CitiFinancial Mortgage Company, at and for the sum of $53,900.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by CitiFinancial Mortgage Company of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Successor Trustee, does hereby grant, bargain, sell, and convey to the said CitiFinancial Mortgage Company, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> All that certain property situated in Nashville in the County of Davidson, and State of Tennessee and being described in a deed dated 12/18/97 and recorded 02/24/98, among the land records of the County and State set forth above, and referenced as follows: Book 10837 Page 332 A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit; Being Lot No. 380 on the Plan of Section 2, Bordeaux Hills, of record in Plat Book 3600, Page 7, Register's Office for said county, said Lot No. 380 fronts 57.0 feet on the Northwesterly margin of Donal Drive and extends back 119.53 feet on the Northeasterly line and 120.0 feet on the Southwesterly line to a dead line in the rear, measuring 52.67 feet thereon. Being the same property conveyed to Dominic B. Sims from Christopher T. Sims and Darryle A. Sims, recorded 02/24/98 in Book 10807, page 332 in Davidson County Records.

Commonly known as: 1473 Dolan Road, Nashville, Tennessee 37218

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto CitiFinancial Mortgage Company, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 25 day of Aug, 2004.

Christopher L. Palmer, Manager
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, Manager, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 25 day of Aug, 2004.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $53,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher L. Palmer, Manager
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, Manager, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 25 day of Aug, 2004.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CitiFinancial Mortgage Company
14415 South 50th Street, Suite 100
Phoenix, AZ 85044

Parcel No. 080-07-0-006.00

DSTDeedforPMI_MSobanski_040825_1250

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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Little Rock, Arkansas 72211
(501) 219-9388