Davidson County DEEDTRS
Recvd: 09/10/04 13:17 3pgs
Fees:18.00 Taxes:132.83
20040910-0109668

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 25, 2002, David M. Beard 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. 20021030-0133116, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20040728-0090410 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 Mortgage Company, Inc., f/k/a Citifinancial Mortgage Loan Corporation, 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 the City of Nashville, Davidson County, Tennessee, the first insertion appearing on August 5, 2004 and subsequent insertions appearing on August 12, 2004, and August 19, 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, August 27, 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 $35,900.00, 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:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Payne Blakemore and Cummings Addition to East Nashville, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 165 fronts 50 feet on the westerly side of South 13th Street and runs back between parallel lines on 150 feet to an alley.

Being the same property conveyed to David M. Beard by quit Claim Deed from Donna J. Beard of record in Book 11736, Page 39, Register's Office for 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 27th day of August, 2004.

Mary K. Alissandratos
MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

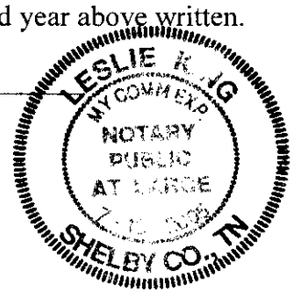
STATE OF TENNESSEE

COUNTY OF SHELBY

On this 27th 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.

Leslie King
NOTARY PUBLIC



My Commission Expires:

7/13/05

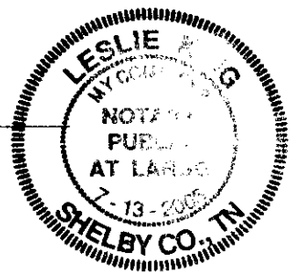
STATE OF TENNESSEE
COUNTY OF SHELBY

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 $35,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K Alissandratos
AFFIANT

Subscribed and sworn to before me on this 27th day of August, 2004.

Leslie King
NOTARY PUBLIC



My Commission Expires:

7 13 05

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PROPERTY ADDRESS:	710 South 13th St. Nashville, TN 37206
OWNER AND MAIL TAX NOTICE TO:	REO Citifinancial Mortgage Co., Inc. 1111 Northpoint Drive Bldg. 4, Suite 100 Coppell, TX 75019
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 165 Madison Avenue, Suite 2000 Memphis, TN 38103
Tax Parcel ID:	094-01-0-199.00