Davidson County DEEDTRS
Recvd: 10/19/04 12:51 3pgs
Fees:18.00 Taxes:155.40
20041019-0125542

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 5, 2001, Louis A. Caruthers and wife, Tanya L. Caruthers, executed to Marsha Fogle, Trustee, a certain deed of trust conveying to her as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record under Instrument No. 20010208-0012354, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20040910-0109489 in said Register's Office the Substitute Trustee was replaced by E. Franklin Childress, Jr., Blair B. Evans, 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 Associates Home Equity 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 September 9, 2004 and subsequent insertions appearing on September 16, 2004, and September 23, 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, October 1, 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 $42,000.00, 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:

> Beginning at a point in the west margin of Northview Avenue 125 feet North of the northwest corner of Moneta Street and Northview Avenue, said point being 128 and one half (128 1/2) feet east of the right of way of the Lewisburg and Northern Railroad; thence Northerly with the western margin of Northview Avenue 55 feet to a point; thence at right angle Westerly 122 feet, more or less, to the right of way of the Lewisburg and Northern Railroad; thence Southerly the said right of way 55 feet to a point, thence Easterly and parallel with Moneta Street 128 and one half (128 1/2) to the point of beginning.
>
> This being the same property conveyed to Louis A. Caruthers and wife, Tanya L. Caruthers, from Crawford and Moore Investments, Inc., by Deed dated 12-9-1998 and recorded 12-13-1998, in Book 7725, Page 962, 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 1st day of October, 2004.

Mary K. Alissandratos
MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 1st day of October, 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. 16, 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 $42,000.00 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 1st day of October, 2004.

Sandra S. Lee
NOTARY PUBLIC

SANDRA S. LEE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. OCT. 19, 2006

My Commission Expires:

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PROPERTY ADDRESS:	2302 Northview Avenue Nashville, TN 37216
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:	72-10-215.00