Davidson County DEEDTRS
Recvd: 11/12/04 15:00 3pgs
Fees:18.00 Taxes:258.63
20041112-0136471

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 24, 2000, Lorrez Vandetta Scruggs, a single woman, fee simple, executed to Transcontinental Title Company, Trustee, a certain deed of trust conveying to it as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record under Instrument No. 20000927-0095677, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20030724-0103767, in said Register's Office, the Original Trustee was replaced by Robert P. Ziegler, as Substitute Trustee; and

WHEREAS, by instrument of record under Instrument No. 20041004-0119004, in said Register's Office, the Substitute Trustees were 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, Inc., f/k/a Associates Financial Services Company of Tennessee, 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 the City of Nashville, Davidson County, Tennessee, the first insertion appearing on October 14, 2004 and subsequent insertions appearing on October 21, 2004, and October 28, 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, November 5, 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 $69,900.00, 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, Inc., the following real estate situated and located in Davidson County, Tennessee, to-wit:

> Being Lot No. 12, on the Plan of Section Three, Toshas Court, of record in Plat Book 9700, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lorrez Vandetta Scruggs, by Quit Claim Deed from Carlton Scruggs, dated April 28, 1998 and recorded April 30, 1998 in Book 10909, Page 407, 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 5th day of November, 2004.

Mary K. Alissandratos
MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 5th day of November, 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:

_____

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 $69,900.00 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 5th day of November, 2004.

Sandra S. Lee
NOTARY PUBLIC

My Commission Expires:

_____

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

****

PROPERTY ADDRESS:	624 Toshas Court Nashville, TN 37218
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:	70-2/107