PICK-UP

Davidson County DEEDTRS
Recvd: 12/07/04 11:06 3pgs
Fees:18.00 Taxes:120.25
20041207-0145593

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 28, 2000, Thomas E. Sims, Sr., unmarried, executed to C.B. Tilford, Trustee, a certain deed of trust conveying to him/her as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record under Instrument No. 20001005-0099054, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20020204-0015021, in said Register's Office, the Original Trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, and Mary K. Alissandratos, as Substitute Trustees; and

WHEREAS, by instrument of record under Instrument No. 20040218-0018713, in said Register's Office, the Substitute Trustees were 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 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 November 4, 2004 and subsequent insertions appearing on November 11, 2004, and November 18, 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 **Monday, November 29, 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 Capital Journey, LLC, at and for the sum of $20,001.00, 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 Capital Journey, LLC, the following real estate situated and located in Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 149 on the Map of Victory Heights, of record in Book 1130, Page 97, Register's Office of said County, described as follows:

Beginning at a point in the southerly margin of Oneida Avenue at the corner of Lots No. 148 and 149; thence with the line between said lots, southerly 150 feet to a point; thence westerly 60 feet to the easterly margin of Rosedale Avenue; thence with the margin of the same, northerly 125 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the southerly margin of Oneida Avenue; thence with the margin of the same, easterly 35 feet to the beginning.

Being the same property conveyed to Thomas E. Sims, Sr. from Mary Irene Sims Thurman and Verna Lorene Sims Frey, by Thomas E. Sims, Sr. Dated June 27, 1988 and recorded June 29, 1988 in Book 7586, Page 626, Register's Office for Davidson County, Tennessee. Also acquired in Book 4808, Page 334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 1130, Page 97, 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 29th day of November, 2004.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 29th 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

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

M JFT 796846 v1
2791004-000677 11/29/04

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 32,500.00
Susan Evans
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 1 DAY OF DEC 20 04
Deputy Register

STATE OF TENNESSEE
COUNTY OF _____

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 $20,001.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me on this _____ day of _____, 2004.

_____
NOTARY PUBLIC

My Commission Expires:

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PROPERTY ADDRESS:	800 Oneida Avenue Nashville, TN 37207
OWNER AND MAIL TAX NOTICE TO:	Capital Journey, LLC 201 Thompson Lane Suite 200 Nashville, TN 37211
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 165 Madison Avenue, Suite 2000 Memphis, TN 38103
Tax Parcel ID:	71-12-0-222.00