Davidson County DEEDTRS
Recvd: 12/29/04 08:41 3pgs
Fees:18.00 Taxes:58.83
20041229-0153431

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on April 28, 1997, Lloyd Amburgey and wife, Rita F. Amburgey, executed to Auborn L. Hager, III, 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 in Book 10447, Page 152, and modified under Instrument No. 20010525-0054756, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20001222-0125692, in said Register's Office, the Original Trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr., and S. Jonathan Garrett, as Substitute Trustees; and

WHEREAS, by instrument of record under Instrument No. 20041118-0138378, 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 Mortgage Company, Inc., f/k/a Ford Consumer 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 25, 2004 and subsequent insertions appearing on December 2, 2004, and December 9, 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, December 17, 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 $15,900.00, 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. 43 and 44 of Block "B" on the Map of Forest Park Subdivision at Madison of record in Book 843, Page 44, Register's Office for Davidson, County, Tennessee.
>
> Said Lot Nos. 43 and 44 adjoin and front together 50 feet on the northerly said of Maple Street and run back between parallel lines 150 feet, more or less to a dead line.
>
> Being the same property conveyed to Lloyd M. Amburgey by Warranty Deed from Fred B. Carnahan, Jr. and wife, Anne E. Carnahan of record in Book 9580, Page 562, Register's Office for Davidson County, Tennessee.
>
> Being further conveyed from Rita M. Amburgey to Lloyd Michael Amburgey by Quit Claim Deed of record under Instrument No. 20030430-0057920 in the Register's Office of 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 17th day of December, 2004.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 17th day of December, 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 Kung

NOTARY PUBLIC

LESLIE KUNG
MY COMM EXP
NOTARY PUBLIC AT LARGE
7-13-2005
SHELBY CO., TN

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 $15,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K. Alessandrades
AFFIANT

Subscribed and sworn to before me on this 17th day of December, 2004.

Leslie Kurtz
NOTARY PUBLIC

LESLIE KURTZ NOTARY PUBLIC 7-13-2005 SHELBY CO. TN

My Commission Expires:

7-13-05

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PROPERTY ADDRESS:	127 Maple Street Madison, TN 37116
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:	43-13-80.00