Davidson County DEEDTRS
Recvd: 01/05/05 09:48 3 pgs
Fees:18.00 Taxes:321.90
20050105-0001688

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 23, 2001, Daryl M. Hickman, Sr., and wife, Lisa Y. Hickman, executed to John Kendrick, 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. 20011130-0131585, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20041112-0136415, 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, Inc., a Tennessee Corporation, Attorney in Fact for Washington Mutual Finance, Inc., an Ohio Corporation, Attorney in Fact for Washington Mutual Finance Group, LLC, a Delaware Limited Liability Company, successor by merger to City Finance, Company, doing business as Washington Mutual Finance, 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 Sheri Prosser, a married person, and Viola

Prosser, a married person, at and for the sum of $64,501.00, 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 Sheri Prosser, a married person, and Viola Prosser, a married person, the following real estate situated and located in Davidson County, Tennessee, to-wit:

Situated in Davidson County, Tennessee, to-wit:

Being Lot No. 7 on the Plan of Southlake, Section One, of record in Plat Book 2083, Page 58, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daryl M. Hickman and wife, Lisa Y. Hickman by Warranty Deed of record in Book 7684, Page 840 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.

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. 10, 2006

M JFT 800617 v1
2791040-000242 12/20/04

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 $87,000- ~~$64,501.00~~ 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 5th day of January, 2004.

_____
NOTARY PUBLIC

My Commission Expires:

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PROPERTY ADDRESS:	3223 Southlake Drive Nashville, TN 37211
OWNER AND MAIL TAX NOTICE TO:	Sheri Prosser and Viola Prosser 126 Jacksonian Drive Hermitage, TN 37076
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 165 Madison Avenue, Suite 2000 Memphis, TN 38103
Tax Parcel ID:	133.03-9.00