Davidson County DEEDTRS
Recvd: 02/02/05 08:38 3 pgs
Fees:18.00 Taxes:918.54
20050202-0011989

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jerry Chaffin and Anna Chaffin

GRANTEE(s)
CitiFinancial Mortgage Company, Inc.

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 23, 2001 and recorded March 29, 2001, as Instrument No. 20010329-0030078 in the Register's Office of Davidson County, Tennessee, Jerry Chaffin, and Anna Chaffin conveyed to Linda Harris & Associates, as Trustee for Franklin Mortgage Funding, Inc., the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on January 13, 2004 as Instrument No. 20040113-0005150 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor-Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on January 26, 2005 at the Gaylord Entertainment Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to CitiFinancial Mortgage Company, Inc., at and for the sum of $248,255.32, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by CitiFinancial Mortgage Company, Inc. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Successor Trustee, does hereby grant, bargain, sell, and convey to the said CitiFinancial Mortgage Company, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being part of Lot Number 10 on the Plan of Dabbs and Elliott property known as Dupontonia as of record in Plat Book 843, Page 56 in the Register's Office of Davidson County, Tennessee and more particularly described according to a survey by RL Montoya Land Surveying Inc dated January 22, 1998. Beginning at an iron rod in the Southwest margin of Lakeshore Drive as presently located, the Northeast corner of Lot Number 11 on said plan; thence South 78 degrees 38 minutes 39 seconds East 272.60 feet to an iron rod, this being the common line between Parcel 32 and 33, Metro Tax Map 54-9 TAODC, Tennessee, thence North 6 degrees 33 minutes 39 seconds East 322.78 feet to an iron rod; thence with a curve to the right in the South margin of Lakeshore Drive, having a radius of 297.20 feet, and a length of 304.94 feet to an iron rod, thence South 10 degrees 10 minutes 00 seconds East 73.60 feet to the point of beginning, containing 56,014.69 square feet or 1.286 acres, more or less.
>
> Commonly known as: 3214 Lakeshore Drive, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto CitiFinancial Mortgage Company, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 26 day of Jan, 2005.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 26 day of Jan, 2005.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $248,255.32, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 26 day of Jan, 2005.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

W&A No. 787-203449/787-65689

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Cit Financial Mortgage Company, Inc.
14415 South 50th Street, Suite 100
Phoenix, AZ 85044

Parcel No. 054-09-0 032.00

DSTDeedforPMI_MSobanski_050126_1602

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

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