PICK-UP

Davidson County DEEDTRS
Recvd: 03/22/05 12:06 3 pg
Fees:18.00 Taxes:277.50
20050322-0031130

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 15, 2002, Daon McLarin Johnson, married, executed to David Dickson, 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. 20020326-0036389, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20050224-0020554, in said Register's Office, the Original 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 Mortgage Company, Inc., the owner of the debt secured by said Deed of Trust, 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 February 24, 2005 and subsequent insertions appearing on March 3, 2005, and March 10, 2005, 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, March 18, 2005**, 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 James L. Deatrick, Jr. at and for the sum of $75,001.00, 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 James L. Deatrick, Jr., the following real estate situated and located in Davidson County, Tennessee, to-wit:

> All that certain property situated in the City of Hermitage in the County of Davidson and State of Tennessee, and being described in a deed dated July 30, 1999 and recorded August 3, 1999 in Book 11603, Page 437 among the land records of the County and State set forth above and referenced as follows: Lot 14, Farmington Woods, Phase 1, Plat Book 7900, Page 228, Register's Office of Davidson County, Tennessee
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> Being the same property conveyed to Daon McLarin Johnson, a married person, by Warranty Deed of record in Book 11603, Page 437 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 18th day of March, 2005.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of March, 2005, 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

STATE OF TENNESSEE
COUNTY OF Wilson

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 $75,001.00 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 22 day of March, 2005.

NOTARY PUBLIC

My Commission Expires:
4-26-2008

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PROPERTY ADDRESS: 5903 Colchester Drive
Hermitage, TN 37076

OWNER AND MAIL TAX NOTICE TO: James L. Deatrick, Jr.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

PREPARED BY AND RETURN TO: Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
165 Madison Avenue, Suite 2000
Memphis, TN 38103

Tax Parcel ID: 87-5A-14.00 CO