Davidson County DEEDTRS
Recvd: 04/12/05 15:55 3 pgs
Fees:18.00 Taxes:328.93
20050412-0040655

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on December 10, 2003, Paul E. Bruckert, a single person, executed to R. Starnes, 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. 20031215-0178671, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20050302-0022692, 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, 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 March 17, 2005 and subsequent insertions appearing on March 24, 2005, and March 31, 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, April 8, 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 Charles Appleton and/or Wayne Bryant at and for the sum of $88,901.00, 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 Charles Appleton and/or Wayne Bryant , the following real estate situated and located in Davidson County, Tennessee, to-wit:

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Book 8124, Page 329, ID #161.04-167, being known and designated as Lot 26, Plan of Goodrich Heights, filed in Plat Book 2663, Page 60 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Paul E. Bruckert from William Mize and wife, Mary E. Mize, by deed dated 9-25-1993 and recorded in Book 8124, Page 329 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 8th day of April, 2005.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

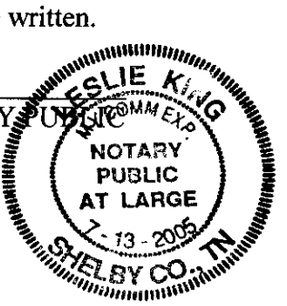
STATE OF TENNESSEE
COUNTY OF SHELBY

On this 8th day of April, 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.

Leslie King

NOTARY PUBLIC




My Commission Expires:

7-13-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $88,901.00.00 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 12 day of April, 2005.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires
September 20, 2008

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**********

| | |
|---|---|
| PROPERTY ADDRESS: | 5132 Raywood Lane<br>Nashville, TN 37211 |
| OWNER AND MAIL TAX NOTICE TO: | Charles Appleton<br>Wayne Bryant<br>900 Suth Wickshire Way<br>Brentwood, TN 37207 |
| PREPARED BY AND RETURN TO: | Baker, Donelson, Bearman, Caldwell & Berkowitz, PC<br>165 Madison Avenue, Suite 2000<br>Memphis, TN 38103 |
| Tax Parcel ID: | 161-4-167 |