This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(501) 219-2388

Davidson County DEEDTRS
Recvd: 06/13/05 13:49 2 pg
Fees:12.00 Taxes:0.00
20050613-0067335

AFFIDAVIT TO RESCIND TRUSTEE'S SALE AND SUBSTITUTE TRUSTEE'S DEED

STATE OF ARKANSAS
COUNTY OF PULASKI

BEFORE ME, the undersigned authority, on this 7th day of June, 2005, personally appeared Robert Wilson, who acknowledged himself to be an Attorney of Wilson & Associates, P.L.L.C. for the limited purpose of foreclosing the Deed of Trust stated below on behalf of Citibank N.A., as Trustee, and who after being duly sworn, deposed and stated:

THAT default occurred in the performance of the covenants, terms, and conditions of a Note dated May 15, 1998 and a Deed of Trust of even date securing the same at Book 10939, Page 862 in the Register's Office of Davidson County County, Tennessee, executed by Robert Pillow and delivered to Robbie Wilson, as Successor Trustee for First Choice Mortgage Corporation.

THAT the current holder of the indebtedness secured by said Deed of Trust, Citibank N.A., as Trustee, offered the subject property for sale to the highest bidder on or about March 26, 2003 at 10:00 a.m. at the Davidson County Courthouse in Tennessee, to wit:

> A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being the Northerly 50 feet of the Southerly 150 feet of Lot Number 16 on the plan of the Georgia Industrial Realty Company's North Nashville Subdivision, of record in Book 421, Page 188, Register's Office for said County. Said part of said Lot Number 16 fronts 50 feet on the Easterly side of 24th Avenue North and runs back between parallel lines 210 feet to a dead line. Being the same property conveyed unto Ridley Lee and wife, Willie Lee, by Deed recorded April 18, 1952, in Book 2043, Page 304, of the Register's Office for Davidson County, Tennessee. The said Ridley Lee and wife, Willie Lee, are now deceased, Willie Lee having predeceased her husband, and by will in case #96P-985 of the Probate Court Clerk's Office for Davidson County, Tennessee, this property was devised to Robert James Pillow.
>
> Commonly known as: 1610 24th Avenue North, Nashville, Tennessee 37208

THAT at such time, an agent of Citibank N.A., as Trustee struck off and sold the subject property to Citibank N.A., as Trustee at and for the sum of $45,833.32, that being the highest and best bid offered.

THAT by Trustee's Deed duly recorded in the Register's Office of Davidson County, Tennessee, on April 24, 2003 as Instrument No. 20030424-0055132, the subject real property was conveyed to Citibank N.A., as Trustee pursuant to the Tennessee Statutory Foreclosure Act.

THAT A Chapter 13 Bankruptcy filing, Case Number 03-01459 was filed by Sonya Hobbs on February 4, 2003. The automatic stay provisions of the U.S. Bankruptcy Code, as a result of this filing, rendered the foreclosure sale and the above-described Substitute Trustee's Deed null and void.

THAT the Note and Deed of Trust are hereby ratified and reformed to their former status.

THAT The Citibank N.A., as Trustee thus hereby rescinds the foreclosure sale and Trustee's Deed.

FURTHER, Affiant sayeth not.

WILSON & ASSOCIATES, P.L.L.C.

By: _____
Robert Wilson

ACKNOWLEDGEMENT

Before me, the undersigned, personally appeared Robert Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be an officer authorized to execute the instrument of Citibank N.A., as Trustee, and whose name is subscribed to the foregoing instrument, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 8th day of June, 2005.

Felesia L. Booker
Notary Public

FELESIA L. BOOKER
NOTARY PUBLIC-STATE OF ARKANSAS
PULASKI COUNTY
My Commission Expires 5-1-2012

My Commission Expires:
5/1/12

W&A No. 50647