Davidson County DEEDTRS
Recvd: 06/24/05 08:43 3 pgs
Fees:18.00 Taxes:271.95
20050624-0072634

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on July 26, 1999, Willie M. Mayhoe, executed to Phillip G. Yates, Trustee, a certain deed of trust conveying to him as Trustee, certain property hereinafter fully set forth and described, which deed of trust is found of record in Book 11596, Page 351 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under 20041019-0125549 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 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 May 19, 2005 and subsequent insertions appearing on May 26, 2005, and June 2, 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, June 10, 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 Citifinancial Mortgage Company, Inc., at and for the sum of $73,500.00 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 Citifinancial Mortgage Company, Inc., the following real estate situated and located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 141 on the Plan of Woodberry Park, of Record in Book 2133, Page 117, 118 and 119, Register's Office for said County.

Said Lot No. 141 Fronts 110.0 feet on the southerly margin of Woodberry Drive and extends back 129.0 feet on the easterly line and 123.0 feet on the westerly line to a broken line in the rear, measuring 159.4 feet thereon.

Being the same property conveyed to Willie Mae Mayhoe by Warranty Deed from Jerry W. Kittrell and wife, Valeda S. Kittrell, recorded the 5th day of November, 1997 in Deed Book 10249, Page 314, 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.

The Internal Revenue Service has filed a Notice of Federal Tax Lien under Internal Revenue Laws recorded in Instrument No. 20040310-0027700 in the Davidson County Register's Office, Nashville, Tennessee. Notice is required by 26 U.S.C. Section 7425(b) to be given to the United States in order for the sale of the land thus advertised not be subject to such lien or claim of lien by the United States. Notice required by 26 U.S.C. Section 7425(b) has been timely given, and the sale of the above described property shall be subject to the right of the United States to redeem as provided in 26 U.S.C. Section 7425(d)(1).

IN WITNESS WHEREOF, Mary K. Alissandratos, as Substitute Trustee has hereunto set her hand this the 10th day of June, 2005.

Mary K. Alissandratos
MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 10th day of June, 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

SANDRA S. LEE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. OCT. 10, 2006

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF SHELBY

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 $73,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K. Alissandratos
AFFIANT

Subscribed and sworn to before me on this 10th day June, 2005.

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

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PROPERTY ADDRESS:	2659 Woodberry Drive Nashville, Tennessee 37214
OWNER AND MAIL TAX NOTICE TO:	REO Citifinancial Mortgage Company, Inc. 1111 Northpoint Drive Bldg. 4, Suite 100 Coppell, TX 75019
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 165 Madison Avenue, Suite 2000 Memphis, TN 38103
Tax Parcel ID:	096-05-0-171.00