RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
John Benjamin Faircloth

GRANTEE(s)
U.S. Bank, N.A. as Trustee for Citigroup Mortgage Loan Trust, Inc.

Davidson County DEEDTRS
Recvd: 12/09/05 08:42 3 pgs
Fees:18.00 Taxes:276.39

20051209-0147962

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 25, 2005 and recorded June 2, 2005, as Instrument No. 20050602-0062122 in the Register's Office of Davidson County, Tennessee, John Benjamin Faircloth conveyed to Arnold M. Weiss, Esq., Shelby County, as Trustee for Wells Fargo Bank, N.A., 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 **AARON SQUYRES** as Successor Trustee by instrument of record recorded on November 21, 2005 as Instrument 200511210140226 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 November 23, 2005 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY 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 U.S. Bank, N.A. as Trustee for Citigroup Mortgage Loan Trust, Inc., at and for the sum of $74,700.00, 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 U.S. Bank, N.A. as Trustee for Citigroup Mortgage Loan Trust, 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 U.S. Bank, N.A. as Trustee for Citigroup Mortgage Loan Trust, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Property located at: 619 Center Street, Davidson County, Madison, TN 37115 and:
Land in Davidson County, Tennessee, being the westerly part of Lot No. 15 in Block "A" on the unrecorded plan of Homeacres, as subdivided by Blanchard & Parrish, Surveyors, on October 26, 1939. Said westerly part of Lot No. 15 fronts 100 feet on the East side of center Street and runs back toward Larkin Springs Road between parallel lines 234 feet to a line in the rear of said westerly part, which rear line measures 100 feet in width. Also Being the same property conveyed to John Benjamin Faircloth and wife, A. Melinda Faircloth on 11/19/92, by deed from Thelma M. Whitworth, unmarried, filed for record in Book 8804, page 863, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John Benjamin Faircloth on 4/30/04, by Quit Claim Deed from Autumn Belinda Faircloth, filed for record on 1/19/05, in Instrument No. 20050119-0006689, Register's Office for Davidson County, Tennessee.

Commonly known as: 619 Center Street, Madison, Tennessee 37115.

Tax Parcel No.: 052-07-0-019.01

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 U.S. Bank, N.A. as Trustee for Citigroup Mortgage Loan Trust, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Trustee has hereunto set his or her hand and seal this 6 day of December, 2005.

Aaron Squyres
Aaron Squyres, Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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

Witness my hand and seal at office in Little Rock, Arkansas this 6 day of December 2005.

Angela M. Galiano
Notary Public

My Commission Expires: Angela M. Galiano 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 $74,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Aaron Squyres
Aaron Squyres, Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Aaron Squyres, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Ark this 6 day of December, 2005

Angela M. Galiano
Notary Public

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

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank, N.A. as Trustee for Citigroup Mortgage Loan Trust, Inc.
3476 Stateview
Ft. Mill, SC 29715

DEEDTrusteeforPMI_JCoady_051123_1456

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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