**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Paul Munsinger and Sara Munsinger**

**GRANTEE(s)**
**CitiFinancial Mortgage Company, Inc.**

This Instrument Prepared By:
*Robert M. Wilson, Jr.*
*WILSON & ASSOCIATES, P.L.L.C.*
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 02/10/06 15:15 3 pgs
Fees:18.00 Taxes:310.77
20060210-0016778

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 4, 2001 and recorded January 19, 2001, as Instrument No. 20010119-0005839 in the Register's Office of Davidson County, Tennessee, Paul Munsinger and Sara Munsinger conveyed to Jerry Crawford, Nashville, TN., as Trustee for Associates Home Equity Loan Corporation, 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 L. SQUYRES** as Successor Trustee and **KARYN TIERNEY** as Co-Trustee by instrument of record recorded on January 3, 2006 as Instrument No. 20060103-0000135 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 January 25, 2006 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 CitiFinancial Mortgage Company, Inc., at and for the sum of $83,990.85, 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 CitiFinancial Mortgage Company, 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 CitiFinancial Mortgage Company, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land referred to in this commitment is described as all that certain property situated in Nashville, in the County of Davidson, and State of Tennessee, and being described in a deed dated 11/24/92 and recorded 12/03/92, among the land records of the county and state set forth above, and referenced as follows: Book 8803 Page 791. Land in Davidson County, Tennessee, being Lot No. 8 on the plan of re-subdivision of Lots 34-35-36-37 and 38 of a subdivision of Lots 41 and 43, West Nashville Annex, of record in Book 547, Page 40, Register's Office for said county. Said Lot 8 fronts 50 feet on the southwesterly margin of Frisco Street, now known as Frisco Avenue, and extends back between parallel lines 107 feet, 6 inches to a 10 foot alley. Being the same property conveyed to Paul Munsinger and Sara Munsinger, husband and wife, and James W. Munsinger from Eddie Arney and Karla Arney, husband and wife, recorded 12/03/92, Book 8803 and Page 791, filed in Davidson County Courthouse records. Being the same property conveyed to Paul and Sara Munsiger, husband and wife, by quitclaim from Paul Munsinger and Sara Munsinger, husband and wife, and James W. Munsinger dated January 4, 2001 recorded simultaneously herewith.

Commonly known as: 6401 Frisco Avenue, Nashville, Tennessee 37209.
Tax Parcel No.: 090-080-0 200.00

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 CitiFinancial Mortgage Company, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 7 day of Feb, 2016.

Karyn Tierney, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

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

Witness my hand and seal at office in Little Rock, Arkansas this 7 day of Feb, 2016.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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 $83,990.85, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karyn Tierney
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Karyn Tierney, as Co-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 AR this 7 day of Feb, 2016.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

**PROPERTY OWNER OR AGENCY**
**RESPONSIBLE FOR PAYMENT OF TAXES:**
CitiFinancial Mortgage Company, Inc.
14415 South 50th Street, Suite 100
Phoenix, AZ 85044