Davidson County DEEDTRS
Recvd: 03/01/06 09:36 2 pgs
Fees:12.00 Taxes:0.00
20060301-0023380

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

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

STATE OF ARKANSAS
COUNTY OF PULASKI

BEFORE ME, the undersigned authority, on this 23rd day of February, 2006, personally appeared Karyn Tierney, who acknowledged herself 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 Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for CitiMortgage Inc. and CitiMortgage, Inc.'s successors and assigns, 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 October 27, 1998 and a Deed of Trust of even date securing the same recorded on November 6, 1998 at Book 11193, Page 102 in the Register's Office of Davidson County, Tennessee, executed by Kimberly Webster delivered to Daniel W. Small, as Trustee for Guaranty Trust Company.

THAT the current holder of the indebtedness secured by said Deed of Trust, Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for CitiMortgage Inc. and CitiMortgage, Inc.'s successors and assigns, offered the subject property for sale to the highest bidder on or about February 1, 2006 at 10:00 a.m. at the Davidson County Courthouse in Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 53, on the Plan of L. H. Davis Subdivision, as of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Kimberly Webster by deed of even date herewith, as of record in Book 11193, Page 99, said Register's Office.

Commonly known as: 1028 43rd Avenue North, Nashville, Tennessee 37209.

THAT at such time, an agent of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for CitiMortgage Inc. and CitiMortgage, Inc.'s successors and assigns, struck off and sold the subject property to Eric Sox at and for the sum of $32,263.00, that being the highest and best bid offered.

THAT subsequent to said sale, sufficient conditions arose to warrant the rescission of the sale and restoration of the subject property to its former state.

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

THAT The Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for CitiMortgage Inc. and CitiMortgage, Inc.'s successors and assigns, thus hereby rescinds the foreclosure sale held on February 1, 2006 at 10:00 a.m. at the Davidson County Courthouse in Tennessee.

FURTHER, Affiant sayeth not.

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

By: _____
Karyn Tierney

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Karyn Tierney, 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 a Director (or other such officer authorized to execute the instrument) of Wilson & Associates, PLLC, attorney-in-fact for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for CitiMortgage Inc. and CitiMortgage, Inc.'s successors and assigns, and that such officer executed the foregoing instrument for the purposes therein contained by personally signing his name thereto.

Witness my hand and seal at office in Little Rock, Arkansas this 23rd day of February, 2006.

Felesia L. Booker
Notary Public

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

5/1/12
My Commission Expires

W&A No. 97230