RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Leon Cheatham and Beverly Cheatham

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: 04/28/06 08:40 2 pgs
Fees:13.00 Taxes:411.82
20060428-0048682

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 31, 1997 and recorded April 2, 1997, at Book 10401, Page 287 in the Register's Office of Davidson County, Tennessee, Leon Cheatham and Beverly Cheatham conveyed to K. J. Clinard, as Trustee for Associates Financial Services Corp., 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 and **Karyn Tierney** as Co-Trustee by instrument of record recorded on April 12, 2006 as Instrument No. 20060412-0042061 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 April 19, 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 $111,302.28, 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:

> Situated in Davidson County, TN. All that piece, parcel or lot of land situate, lying and being in Davidson County, TN and known and designated as Lot 110 on the Final Planned Unit Development of Piccadilly Square, Phase I, recorded in Plat Book 5200, Pages 720, 721 and 722, of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description. Being the same property conveyed from Teresa A. Dietrich and Husband, Mike Dietrich to Leon Cheatham and wife, Beverly Cheatham by deed dated 12/2/91 and recorded 12/11/91 in book 8505, page 639 of the public records of Davidson County, TN. Tax Map Reference: 149-02A-80.00CO.

Commonly known as: 800 Bayswater Place, Antioch, Tennessee 37013.

Tax Parcel No.: 149-02-0-A-080.00CO

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1) and/or subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(1).

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 19 day of Apr, 2006

~~Karyn~~ Tierney, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~FAULKNER~~ Pulaski

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 19 day of Apr, 2006.

Lena M. Nagle
Notary Public

My Commission Expires: _____

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-15-2

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 $111,302.28, 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~~ Pulaski

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 Little Rock this 19 day of Apr, 2006.

Lena M. Nagle
Notary Public

My Commission Expires: _____

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-15-2

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