Davidson County DEEDTRS
Recvd: 05/30/06 13:20 3 pgs
Fees:18.00 Taxes:424.50
20060530-0063169

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on April 13, 2000, Chandra Jackson and husband, William Jackson, executed to American Title Company, Trustee, a certain deed of trust conveying to them as Trustee, certain property hereinafter fully set forth and described, which deed of trust is found of record under Instrument Number 20000419-0039051, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the Original Trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr., and Mary K. Alissandratos as Substitute Trustees, as recorded under Instrument No. 20021216-0154643 in said Register's Office; and

WHEREAS, the Substitute Trustees were replaced by E. Franklin Childress, Jr., Toni Campbell Parker, and Mary K. Alissandratos as Substitute Trustees, as recorded in Instrument No. 20040113-0005154 in said Register's Office; and

WHEREAS, by instrument of record under Instrument Number 20060323-0033092 in said Register's Office the Substitute Trustee was replaced by E. Franklin Childress, Jr., Blair B. Evans, and K. David Waddell, 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 March 30, 2006 and subsequent insertions appearing on April 6, 2006, and April 13, 2006, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, the Substitute Trustee did appear at ten thirty o'clock (10:30 a.m.) on Friday, April 21, 2006 and did announce the adjournment of the said sale to Friday, May 19, 2006, at ten thirty o'clock (10:30 a.m.); and

WHEREAS, at ten thirty o'clock (10:30 a.m.), on **Friday, May 19, 2006**, 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., Its Successors and/or Assigns, at and for the sum of $114,728.83 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., Its Successors and/or Assigns, the following real estate situated and located in Davidson County, Tennessee, to-wit:

Land Situated in the City of Nashville, Davidson County, Tennessee to-wit:

Being Lot 101 on the Plan of Stanford Country Club Estates, Section III, as of record in Plat Book 2900 Page 67, Register's Office of Davidson County, Tennessee to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Jackson and Chandra E. Jackson in Instrument No. 20000419-0039050 in said register's office.

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.

IN WITNESS WHEREOF, K. David Waddell, as Substitute Trustee has hereunto set his hand this the 19th day of May, 2006.

K. DAVID WADDELL
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 19th day of May, 2006, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared K. David Waddell, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Substitute Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

NOTARY PUBLIC

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 $114,728.83 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me on this 19th day of May, 2006.

NOTARY PUBLIC

My Commission Expires:

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PROPERTY ADDRESS:	202 Myrick 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:	**Map 85-11, Parcel 52**