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: 06/26/06 14:54 6 pgs
Fees:32.00 Taxes:0.00
20060626-0076165

CORRECTED TRUSTEE'S DEED

This Corrected Trustee's Deed is being filed to include the State and Federal Tax notices, which was left off on the Trustee's deed filed on April 28, 2006 in the Register's Office of Davidson County, Tennessee as Instrument No. 20060428-0048682.

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 23 day of June, 06.

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 23 day of June, 06.

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 $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

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 23 day of June, 06.

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

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388
Fax: 501-219-9458
Internet: www.wilson-assoc.com

March 20, 2006

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

INTERNAL REVENUE SERVICE
Attention: Ms. Wright
801 Broadway
MDP 53
Nashville, Tennessee 37203

RE: Leon Cheatham and Beverly Cheatham
800 Bayswater Place
Antioch, Tennessee 37013
Loan No. 4222511 / W&A No. 787-99039

Dear Ms. Wright:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, Leon Cheatham and Beverly Cheatham, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. Manisha Dwivedi
CitiFinancial Mortgage Company, Inc.
14415 South 50th Street, Suite 100
Phoenix, AZ 85044

2. A copy of the federal tax lien(s);

3. **A copy of the property description and title opinion;**

4. Sale date and location: April 19, 2006 at 10:00 A.M. at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee; and

5. The principal balance due is $113,975.13; and the approximate legal fees and costs are $2,500.00.

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458)).

Sincerely,

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

Aaron L. Squyres

KT/ap
Enclosures

cc w/enc:
Manisha Dwivedi

CtoIRS_apartman_060315_1452

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388
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Internet: www.wilson-assoc.com

March 15, 2006

Ms. Becky Tellas
Tennessee Department of Revenue
P.O. Box 190665
Nashville, Tennessee 37219-0665

RE: Leon Cheatham and Beverly Cheatham
800 Bayswater Place
Antioch, Tennessee 37013
Loan No. 4222511 / W&A No. 787-99039

Dear Ms. Tellas:

Pursuant to the above-referenced nonjudicial foreclosure proceeding, enclosed are copies of the following documents:

1. Notice of Trustee's Sale;
2. Tennessee State Tax Lien; and
3. First and last pages from the Deed of Trust pertinent to the subject property.

By virtue of this letter, I am giving notice as required of a possible state tax lien filed against the Defendant, Leon Cheatham and Beverly Cheatham, said lien being more particularly described in the enclosed Notice of Trustee's Sale.

Thank you for your consideration and attention to this matter. Should you have any questions, please do not hesitate to contact us.

Sincerely,

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

Aaron L. Squyres

KT/ch
Enclosures
cc w/enc.: Ms. Manisha Dwivedi

CtoStateTaxDeptreLienTN-NJ_Charris_060315_1544

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388
Fax: 501-219-9458
Internet: www.wilson-assoc.com

May 11, 2006

VIA OVERNIGHT DELIVERY

Ms. Manisha Dwivedi
CitiFinancial Mortgage Company, Inc.
14415 South 50th Street, Suite 100
Phoenix, AZ 85044

RE: Leon Cheatham and Beverly Cheatham
800 Bayswater Place
Antioch, Tennessee 37013
Loan No. 4222511 / W&A No. 787-99039

Dear Ms. Dwivedi:

In finalizing this foreclosure, I enclose the following:

1. Original recorded Trustee's Deed;
2. Original filed Appointment of Successor Trustee; and
3. Copy of Deed of Trust.

There are no other original documents in our file.

Should you require our services for an eviction, please contact Mr. Skipper Ray, our Eviction Supervisor. For assistance with a new loan closing or issuance of a title policy/commitment, please contact Mr. Randy Bueter of Associates Closing & Title at 501-223-0949.

Thank you for allowing Wilson & Associates, P.L.L.C. to represent you in this foreclosure action. With no further word from you, I will consider this case closed.

Sincerely,

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

Ed Johnson
Title and Conveyance Specialist

EJ/js
Enclosures