Davidson County DEEDTRS
Recvd: 08/17/06 08:54 3 pgs
Fees:18.00 Taxes:251.23
20060817-0101243

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on January 23, 2001, Artra David McNeil, a single person, and Beverly Ann McNeil, a single person, executed to Transcontinental 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 20010205-0011192, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the Original Trustee was replaced by Philip M. Kleinsmith as Substitute Trustee, as recorded under Instrument No. 20030926-0142946 in said Register's Office; and

WHEREAS, the Substitute Trustee was replaced by E. Franklin Childress, Jr., Blair B. Evans, and Mary K. Alissandratos as Substitute Trustees, as recorded under Instrument No. 20040806-0094725 in said Register's Office, 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, by instrument of record under Instrument Number 20060703-0078826 in said Register's Office the Substitute Trustees were 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, by assignment, 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 July 13, 2006 and subsequent insertions appearing on July 20, 2006, and July 27, 2006, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at ten thirty o'clock (10:30 a.m.), on **Tuesday, August 8, 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 $67,900.00 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 in Davidson County, Tennessee, being Lot No. 95 on the Plan of Haynes Park, Section 2, of record in Book 4460, Page 51, Register's Office for said county, to which plan reference is here made for more complete and detailed description of said Lot.
>
> Being the same property conveyed to Artra David McNeil and wife, Beverly Ann McNeil by Warranty Deed from Joe L. Wall and wife, Deborah Wall, and Mike Suggs and wife, Nona Suggs dated January 27, 1988, and recorded in Book 7458, Page 956, in the Register's Office for Davidson County, Tennessee.

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 8th day of August, 2006.

K. DAVID WADDELL
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 8th day of August, 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:

10-10-2006

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 $67,900.00 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 8th day of August, 2006.

NOTARY PUBLIC

My Commission Expires:

10-10-2006

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PROPERTY ADDRESS:	120 East Fairview Drive Nashville, Tennessee 37218
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:	69-4-162.00