Davidson County DEEDTRS
Recvd: 10/03/06 08:31 3 pgs
Fees:18.00 Taxes:369.63
20061003-0122062

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on July 19, 2000, Timothy Sawyers and Tracey Wilson-Sawyers, executed to Joe Cherry and John Kendrick, a certain deed of trust conveying to them as Trustees, certain property hereinafter fully set forth and described, which deed of trust is found of record under Instrument No. 20000725-0073296 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by Instrument of Record under Instrument No. 20060824-0104221, in said Register's Office the Original 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, Inc., a Tennessee Corporation, 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 August 31, 2006 and subsequent insertions appearing on September 7, 2006, and September 14, 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 **Friday, September 22, 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, Inc., Its Successors and/or Assigns, at and for the sum of $99,900.00, 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, 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 part of Lot 22, in John Nelson's Addition to Nashville, of record in Book 2, Page 182, Register's Office for Davidson County, Tennessee.
>
> Beginning on the westerly margin of Second Avenue, South, formerly Market Street, about 142 feet on the westerly margin of Chestnut Street; thence Southerly with the westerly margin of Second Avenue South, 50 feet to the east corner of James W. Ford's part of said lot; thence Westerly with Ford's north line 130 feet, more or less, to the easterly margin of an alley; thence Northerly with the easterly margin of an alley; thence Northerly with the easterly margin of an alley, 50 feet; thence Easterly and parallel with Ford's north line 130 feet, more or less, to the beginning.
>
> Being the same property conveyed to Timothy Sawyers and spouse, Tracey Wilson-Sawyers by Warranty Deed of record in Book 11306, Page 455 in the Register's Office of 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 22nd day of September, 2006.

K. DAVID WADDELL
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of September, 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

SANDRA S. LEE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. OCT. 10, 2006

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 $99,900.00. which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

K D Waddell
AFFIANT

Subscribed and sworn to before me on this 22nd day of September, 2006.

Sandra S. Lee
NOTARY PUBLIC

My Commission Expires:

10-10-2006



****

PROPERTY ADDRESS:	1209 2nd Avenue, South Nashville, TN 37210
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 105-3, Parcel 251