RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Tracy A. Gatlin

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: 11/01/06 08:57 2 pgs
Fees:13.00 Taxes:295.81
20061101-0135397

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 30, 2002 and recorded November 8, 2002, as Instrument No. 20021108-0138201 in the Register's Office of Davidson County, Tennessee, Tracy A. Gatlin conveyed to Sidwell, Barrett and McCann, P. C.,, as Trustee for Wilmington Finance, Inc., 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 **BENJAMIN T. JONES** as Co-Trustee by instrument of record recorded on September 27, 2006 as instrument number 20060927-0119596 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 October 25, 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 $79,949.33, 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:

> Land in Davidson County, Tennessee, being the easterly 35 feet of lot No. 113, and the westerly 25 feet of lot No. 114 on the Map of Riverside Drive Subdivision as of record in Book 974, pages 60 & 61. Register's Office for said County. Said parts of said Lot No's 113 & 114 adjoin and front together 60 feet on the northerly side of Litton Avenue and run back between parallel lines 150 feet to a dead line, according to a survey dated November 18, 1941, by Z.J. Wilkinson, Surveyor. Being the same property conveyed to Tracy A Gatlin by Warranty Deed from Pamela McKinney, of record at Instrument # 200211080138200 Register's Office for Davidson County, Tennessee, dated October , 2002. Map &Parcel 072-120-209.00.

Commonly known as: 1705 Litton Avenue, Nashville, Tennessee 37216.

Tax Parcel No.: 07212020900

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 25 day of Oct, 06.

Benjamin T. Jones, 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, Benjamin T. Jones, 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 25 day of Oct, 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 $79,949.33, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Benjamin T. Jones
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, Benjamin T. Jones, 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 25 day of Oct, 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