Davidson County DEEDTRS
Recvd: 01/08/07 13:40 3 pgs
Fees:18.00 Taxes:377.75
20070108-0003123

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 27, 2004, William E. Shelton and Phyllis D. Shelton, executed to Hagan Lamar, Trustee, a certain deed of trust conveying to him as Trustee, certain property hereinafter fully set forth and described, which deed of trust is found of record under Instrument Number 20040831-0104876, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument Number 20061113-0139970 in said Register's Office the Original 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, Inc., a Tennessee Corporation, 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 November 30, 2006 and subsequent insertions appearing on December 7, 2006, and December 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 **Thursday, December 28, 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 $102,093.33 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee being part of Lot # 29 in the plan of Hinchey-Petway Property, of record in Minute Book "I", Page 442, Chancery Court at Nashville, Tennessee, described according to a survey made by George W. Watkins, Surveyor, October 7, 1953, as follows:

Beginning on the southerly margin of the New Antioch Pike, formerly McCall Street, at the NE corner of the property conveyed to Lewis E. Johnson and wife, by deed from Mrs. James A. Cochran, et al, of record in Book 2278, Page 533, said Register's Office; thence with the easterly line of said Johnson's property South 3 degrees, 05 minutes, West 214.8 feet to the northerly line of Lot #39 on said plan of the Hinchey-Petway property; thence with said line, South 87 degrees, 15 minutes, East 94.3 feet; thence North 3 degrees, East 213.4 feet to and with the westerly line of Lot #5 of McMillan Heights Subdivision, a plan of which is of record in Book 2083, Page 20, said Register's Office to the southerly margin of now Antioch Pike; thence with said Pike Westwardly 93.3 feet to the beginning.

This being the same property conveyed William E. Shelton and wife, Phyllis D. Shelton from Margaret Rader Bush, unmarried, by Warranty Deed dated July 31, 1997 and recorded August 1, 1997 in Book 10552, Page 70 in Davidson County Records, State of 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 28th day of December, 2006.

K. DAVID WADDELL
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 28th day of December, 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:

9-28-2010

SANDRA S. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 28, 2010

M WM WFD 1001179 v1
2791040-000611 12/28/2006

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 $102,093.33 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 28th day of December, 2006.

NOTARY PUBLIC

My Commission Expires:
9-28-2010

SANDRA S. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 28, 2010

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PROPERTY ADDRESS:	155 McCall Street Nashville, Tennessee 37211
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 133-7, Parcel 3