RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Juan F. Uscanga and Nidia Uscanga

GRANTEE(s)
CitiMortgage, Inc. successor by reason of merger with 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: 04/03/07 10:02 2 pgs
Fees:13.00 Taxes:232.73
20070403-0039668

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 16, 2003 and recorded October 23, 2003, as Instrument No. 20031023-0157024 in the Register's Office of Davidson County, Tennessee, Juan F. Uscanga and Nidia Uscanga conveyed to Allison Title, as Trustee for Mercantile Mortgage Company, 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 March 5, 2007 as Instrument No. 20070305-0027136 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 March 28, 2007 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 CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc., at and for the sum of $62,900.00, 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 CitiMortgage, Inc. successor by reason of merger with 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 CitiMortgage, Inc. successor by reason of merger with 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 part of an unnumbered tract on the plan of J.G. Grissim's Grand Avenue Addition, as of record in Book 974, Page 35, Register's Office for said county, being Lot No. 3 on the Map of Harland Realty Company's subdivision of said tract, not of record, described according to a survey made by Pete Meyer, Surveyor, July 9, 1946, as follows: Beginning on the southerly margin of Granda Avenue at a point 100 feet west of the southwest corner of said Avenue and Evon Street, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 317.7 feet to the northerly margin of an alley; thence with said alley, westwardly 50 feet to the corner of Lots Nos 3 and 4; thence with the line between said two lots, northwardly 317.4 feet to the southerly margin of Granda Avenue; thence with said Avenue, eastwardly 50 feet to the beginning. Being the same property conveyed to Juan F. Uscanga and wife, Nadia Uscanga by Installment Deed from Robert H. Herman dated December 31, 2001 and filed for record in Instrument No. 20020108-0002985, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1014 Granada Avenue, Nashville, Tennessee 37206.

Tax Parcel No.: 08301020100

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 CitiMortgage, Inc. successor by reason of merger with 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 2 day of Apr, 2007

Benjamin T. Jones, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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 2 day of Apr, 2007.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

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 $62,900.00, 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 PULASKI

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 Little Rock this 2 day of Apr, 2007.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc.
14415 South 50th Street, Suite 100
Phoenix, AZ 85044