RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Alita N. Johannsen Miller

GRANTEE(s)
Citifinancial, 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: 04/09/07 16:20 6 pgs
Fees:33.00 Taxes:472.80
20070409-0042128

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 12, 2005 and recorded July 14, 2005, as Instrument No. 20050714-0081441 in the Register's Office of Davidson County, Tennessee, Alita N. Johannsen Miller conveyed to J. Rhyne, as Trustee for Citifinancial Services, 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 January 12, 2007 as Instrument No. 20070112-0004992 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 Citifinancial, Inc., at and for the sum of $127,784.61, 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, 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, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> ALL THAT CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TN, AS MORE FULLY DESCRIBED IN INSTRUMENT NO. 20040607-0066998 ID#26.09-51, BEING KNOWN AND DESIGNATED AS LOT 30, SECTION II PLAN OF GOODLETTSVILLE HEIGHTS, FILED IN PLAT BOOK 1424 AT PAGE 121. BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM CHARLES H. MILLER TO ALITA N. JOHANNSEN MILLER, DATED 04/28/2004 RECORDED ON 06/07/2004 IN INSTRUMENT NO. 20040607-0066998, IN DAVIDSON COUNTY RECORDS, STATE OF TN. PURSUANT TO DIVORCE THE INTEREST OF CHRLES H. MILLER WAS AWARDED TO ALITA N. JOHANNSEN MILLER.

Commonly known as: 420 Moss Trail, Goodlettsville, Tennessee 37072.

Tax Parcel No.: 02609005100

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

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, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 28th day of March, 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 28th day of March, 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

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 $127,784.61, 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 28th day of March, 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Citifinancial, Inc.
4600 South Syracuse Street
Suite 700
Denver, CO 80237

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(501) 219-9388

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

This 28 day of March 2007, personally appearing before the undersigned office authorized by law to administer oaths in said State and County, Benjamin T. Jones as Co-Trustee, who states on oath:

That I am more than 18 years of age, suffer no legal disability.

That default occurred on Deed of Trust dated July 12, 2005 executed by Alita N. Johannsen Miller, in favor of J. Rhyne, as trustee for Citifinancial Services, Inc., and recorded as instrument number 20050714-0081441, in the Register of Deeds Office, Davidson County, Tennessee, encumbering the below-described property:

> ALL THAT CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TN, AS MORE FULLY DESCRIBED IN INSTRUMENT NO. 20040607-0066998 ID#26.09-51, BEING KNOWN AND DESIGNATED AS LOT 30, SECTION II PLAN OF GOODLETTSVILLE HEIGHTS, FILED IN PLAT BOOK 1424 AT PAGE 121. BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM CHARLES H. MILLER TO ALITA N. JOHANNSEN MILLER, DATED 04/28/2004 RECORDED ON 06/07/2004 IN INSTRUMENT NO. 20040607-0066998, IN DAVIDSON COUNTY RECORDS, STATE OF TN. PURSUANT TO DIVORCE THE INTEREST OF CHRLES H. MILLER WAS AWARDED TO ALITA N. JOHANNSEN MILLER.

Commonly known as: 420 Moss Trail, Goodlettsville, Tennessee 37072

That a foreclosure sale of said property was scheduled for March 28, 2007 at the Davidson County Courthouse, Davidson County, Tennessee.

That the Davidson County records indicated a lien(s) in favor of the Federal Tax Lien on the above referenced property, filed of record on December 1, 2005 as instrument number 2051201-0144148, in the Register of Deeds Office, Davidson County, Tennessee.

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

WILSON AND ASSOCIATES, P.L.L.C.

By: _____
Benjamin T. Jones
Co-Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Before me, the undersigned, personally appeared Benjamin T. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Co-Successor-Trustee for Citifinancial Services, Inc., whose name is subscribed to the foregoing instrument, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 28 day of Mar, 07.

Notary Public

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

My Commission Expires:

W&A No. 108177

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388
Fax: 501-219-9458
Internet: www.wilson-assoc.com

January 4, 2007

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

INTERNAL REVENUE SERVICE
Attention: Ms. Wright
801 Broadway
MDP 53
Nashville, Tennessee 37203

RE: Alita N. Johannsen Miller
420 Moss Trail
Goodlettsville, Tennessee 37072
Loan No. 20-0051-0250247 / W&A No. 787-108177

Dear Ms. Wright:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, Alita N. Johannsen Miller, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. Christy Phillips
CitiFinancial Mortgage Company, Inc.
14415 South 50th Street, Suite 100
Phoenix, AZ 85044

2. A copy of the federal tax lien(s);

3. A copy of the property description and title opinion;

4. Sale date and location: February 14, 2007 at 10:00 A.M. at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee; and

5. The principal balance due is $137,187.20; and the approximate legal fees and costs are $2,500.00.

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458)).

Sincerely,

WILSON & ASSOCIATES, P.L.L.C.

Aaron L. Squyres

Enclosures

cc w/enc:
Christy Phillips

CtoIRS_apartman_070103_1517