Davidson County DEEDTRS
Recvd: 01/28/08 11:43 3 pgs
Fees:18.00 Taxes:231.25
20080128-0008656

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 6, 2007, Misha Harris, executed to Ernest B. Williams, 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 20070209-0017404, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument Number 20071203-0139365 in said Register's Office the 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, CitiMortgage, Inc., successor by reason of merger with Citifinancial Mortgage Company, Inc., 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 TENNESSEAN a newspaper published in the City of Nashville, Davidson County, Tennessee, the first insertion appearing on December 14, 2007 and subsequent insertions appearing on December 21, 2007, and December 28, 2007, 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 **Monday, January 7, 2008**, being the time and at the main door of the Register of Deeds, 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 CitiMortgage, Inc., Its Successors and/or Assigns, at and for the sum of $62,500.00 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 CitiMortgage, 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 Tract No. 3 of a survey made by Carroll, Connell Morrison, Engineers, dated August 19, 1957, not of record, being part of Lots 20, 21, and 24, in the H.L. Simpkins division of the L.G. Curtis land, as of record in Book 547, Page 39, Registers Office for Davidson County, Tennessee. Said Tract No. 3 fronts 60 feet on the north side of Curtis Street and extends back between parallel lines 200 feet to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to Misha Harris by Warranty Deed of record in under Instrument No. 20070410-0042383 and further conveyed by Quit Claim Deed from Misha Harris to Misha Harris and husband, Desmond J. Brookins as recorded on the 10th day of April, 2007 in Instrument No. 20070410-0042383 and Scriveners Affidavit as recorded on the 24th day of September, 2007 in Instrument No. 20070924-0113891, in the Registers 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 7th day of January, 2008.

K. DAVID WADDELL
SUBSTITUTE TRUSTEE

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

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 7th day of January, 2008, 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.

Sandra S. Lee
NOTARY PUBLIC

My Commission Expires:
9-28-2010

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 $62,500.00 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 7th day of January, 2008.

NOTARY PUBLIC

My Commission Expires:
9-28-2010

SANDRA S. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: 9-28-2010

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PROPERTY ADDRESS:	3308 Curtis Street Nashville, Tennessee 37218
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:	7-9-22.00