Davidson County DEEDTRS
Recvd: 03/17/08 10:09 2 pgs
Fees:13.00 Taxes:425.50
20080317-0026459

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Phyllis R. Nance,
S&K#: 07-16018

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 2, 2004, recorded in Instrument number 20040310-0027309 in the Register's Office of Davidson County, Tennessee, Phyllis R Nance, conveyed to Wesley D Turner, Trustee, 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 appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20080211-0013624, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on February 28, 2008, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, at the time and place mentioned in said advertisement, 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., whose address is Citimortgage, Inc., 1111 Northpoint, Building 4, Suite 100, Coppell, Texas 75019 at and for the sum of $115,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by CitiFinancial Mortgage Company Inc., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said CitiFinancial Mortgage Company Inc., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

TRACT I:
Lot Number 209 on the Plan of Gra-Mar Acres, Section 7, as of record in Book 2331, Page 80, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

TRACT II:
Part of Lot Number 45 on the Plan of Gra-Mar Acres, Section 5 as of record in Book 2330, Page 19, Register's Office for said County.

Said tract fronts twenty feet on the Northerly side of Lemont Drive and extends back 282.9 feet on the Westerly side, 12 feet on the Northerly side of said lot, and the Easterly line of said tract runs from a point 12 feet from the nortwest corner of said Lot 45 in a straight line to a point 20 feet Easterly from the Southwest corner of said Lot 45, being a tract of land 20 feet wide on the South and 12 feet wide on the North, of the Western portion of said Lot 45.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20040310-0027309 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument number 20040310-0027309 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 11004, Page 065, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto CitiFinancial Mortgage Company Inc., its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP.

Joe M. Kirsch, Managing Partner

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 28th day of Feb., 2008, before me, a Notary Public, in and for said State and County, personally appeared Joe M. Kirsch, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Partner of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

12-13-08
My commission expires:

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $115,000.00 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 the date written above.

12-13-08
My commission expires:

Notary Public

PROPERTY ADDRESS: 803 Lemont Drive, Nashville, TN 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CitiFinancial Mortgage Company Inc.
1111 Northpoint
Building 4, Suite 100
Coppell, Texas 75019

S & K #:07-16018
Map & Parcel – 05114002800