RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Joyce Abernathy and Donnell V. Abernathy

GRANTEE(s)
U.S. Bank, N.A., as trustee for Citigroup Mortgage Loan Trust, 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: 05/05/08 08:24 2 pgs
Fees:13.00 Taxes:611.92
20080505-0045590

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 28, 2004 and recorded November 10, 2004, as Instrument No. 20041110-0135587 in the Register's Office of Davidson County, Tennessee, Joyce Abernathy and Donnell V. Abernathy conveyed to Wesley D. Turner, as Trustee for Argent Mortgage Company, LLC, 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 **BILLY GLASS** as Co-Trustee by instrument of record recorded on April 14, 2008 at Instrument No. 20080414-0037338 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 April 16, 2008 at the SOMMET 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 U.S. Bank, N.A., as trustee for Citigroup Mortgage Loan Trust, Inc., at and for the sum of $165,383.41, 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 U.S. Bank, N.A., as trustee for Citigroup Mortgage Loan Trust, 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 U.S. Bank, N.A., as trustee for Citigroup Mortgage Loan Trust, 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 Lot No. 304, Asheford Crossing, Section Five First Amended Lots 302, 303, 304, and 305 of record in plat instrument no. 20010917-0100408, Register's office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Phillip C. Halton, unmarried, by deed from Beazer Homes Corp. a Tennessee corporation, formerly known as Phillips Builders Inc. of record in Instrument No. 20020605-0068381, said Register's Office.
>
> Commonly known as: 3501 Longhaven Crossing, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 164090024.00

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 U.S. Bank, N.A., as trustee for Citigroup Mortgage Loan Trust, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 16 day of April, 08.

Billy Glass, 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, Billy Glass, 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 14 day of April, 08.

Notary Public

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

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 $165,383.41, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Billy Glass
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, Billy Glass, 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 AR this 16 day of April, 08.

Notary Public

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

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank, N.A., as trustee for Citigroup Mortgage Loan Trust, Inc.
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024