This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 06114004600
3831 SAUNDERS AVENUE
NASHVILLE, TENNESSEE 37216

NO MORTGAGE
New Owner - Send Tax Bills:
CITIMORTGAGE, INC.
1000 TECHNOLOGY DR., MS 314
O'FALLON, MO 63308

Davidson County DEEDTRS
Recvd: 05/05/08 09:13 2 pg
Fees:13.00 Taxes:355.20
20080505-0045688

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JANUARY 28, 2005, FIRST NATIONAL FINANCIAL TITLE SERVICES** was named Trustee in a Deed of Trust of even date executed by **CRYSTAL L. TINSLEY, A SINGLE WOMAN**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$103,200.00**, principal and interest at **5.8750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20050204-0013503,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES OR I. DYKE TATUM, EITHER OF WHOM MAY ACT**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20061108-0138812,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **I. DYKE TATUM**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **MARCH 7, 2008/ MARCH 14, 2008/ MARCH 21, 2008** in **NASHVILLE BUSINESS JOURNAL**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, APRIL 4, 2008, AT 11:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO MAY 2, 2008, ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, I, I. DYKE TATUM,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **CITIMORTGAGE, INC., 1000 TECHNOLOGY DRIVE, MS 314, O'FALLON, MISSOURI 63308,** submitted the highest and best bid in the amount of $96,000.00.

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **CITIMORTGAGE, INC.,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 9 ON THE PLAN OF MAPLEWOOD HEIGHTS SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN BOOK 547, PAGES 77 AND 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CRYSTAL L. TINSLEY, A SINGLE WOMAN BY DEED DATED DECEMBER 17, 1999 AND RECORDED IN INSTRUMENT NO. 200001060002174 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3831 SAUNDERS AVENUE, NASHVILLE, TENNESSEE 37216.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **CITIMORTGAGE, INC.**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **MAY 2, 2008.**

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **I. DYKE TATUM**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **MAY 2, 2008.**

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $96,000.00

Affiant

Subscribed and sworn to before me, this **2ND DAY OF MAY, 2008.**

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires March 21, 2009

RETURN TO:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228