Davidson County DEEDTRS
Recvd: 10/22/08 08:56 3 pg
Fees:18.00 Taxes:241.15
20081022-0105740

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 24, 1996, James Wheeler, Jr. executed to Ernest B. Williams, IV, 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 20061211-0152476, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument Number 20080702-0068100 in said Register's Office the original 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., 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 July 11, 2008 and subsequent insertions appearing on July 18, 2008, and July 25, 2008, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, the substitute Trustee did appear at ten o'clock (10:00 a.m.) on Monday, August 4, 2008 and did announce the adjournment of the said sale to Friday, October 3, 2008, at ten o'clock (10:00 a.m.); and

WHEREAS, at ten o'clock (10:0 a.m.), on **Friday, October 3, 2008**, being the time and at the main door of the Register of Deeds, 501 Broadway, Somme Center, 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 $65,175.23 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:

Being Lot No. 5 Archwood Acres, Section II, as of record in Book 2331, Page 12, Register's Office for said County. Said Lot No. 5 fronts 144 feet on the north side of Dupont Avenue, and extends back 210.6 feet on the west line and 330 feet on the east line, to a dead line on the rear which measures 188 feet.

Being the same property conveyed to James Wheeler, unmarried, by Warranty Deed from Billy Wayne Latimer and Patricia Ann Latimer dated February 10, 2006 and recorded February 15, 2006 in Instrument No. 200602150018524, Register's Office for said County.

Also see Billy Wayne Latimer and wife, Patricia Ann Latimer by Deed from John Edward Anderson and wife Neal B. Anderson dated May 6, 1968, of record in Book 4233, Page 311 in the Register's 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 3rd day of October, 2008.

K. DAVID WADDELL
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 3rd day of October, 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.

NOTARY PUBLIC

My Commission Expires:
9-28-2010

SANDRA S. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 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 $65,175.23 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 3rd day of October, 2008.

NOTARY PUBLIC

My Commission Expires:
9-28-2010

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

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PROPERTY ADDRESS:	903 North Dupont Avenue Madison, Tennessee 37115
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:	043-11 75.00