Davidson County DEEDTRS
Recvd: 11/03/08 09:47 3 pgs
Fees:18.00 Taxes:158.61
20081103-0109022

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 25, 2001, Shirley S. Craighead, a widow, executed to Kenny Hughes, 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 20011030-0117836, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument Number 20080925-0097471 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, Citifinancial, Inc., a Tennessee Corporation, the owner thereof, 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 October 3, 2008 and subsequent insertions appearing on October 10, 2008, and October 17, 2008, 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, October 27, 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 Aubrey Hiam, His Heirs and/or Assigns, at and for the sum of $42,868.00 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 Aubrey Hiam, His Heirs and/or Assigns, the following real estate situated and located in Davidson County, Tennessee, to-wit:

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 6049, Page 642, ID# 94-05-57, being known and designated as Lot 105, Map of Shelby Heights Subdivision, Section 1, Revised, filed in Plat Boo 2330, Page 171 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jack T. Craighead and wife, Shirley S. Craighead by Warranty Deed of record in Book 3878, Page 532 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed from Jack T. Craighead and wife, Shirley S. Craighead to Tom H. Williams, Jr. by Warranty Deed of record in Book 5766, Page 702 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jack T. Craighead and wife, Shirley S. Craighead from Tom H. Williams, Jr., Trustee of the Federal Housing Commissioner, by Quit Claim Deed dated June 4, 1982 and May 4, 1983 in Book 6049, Page 642 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 27th day of October, 2008.

K. DAVID WADDELL
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ KNOX

On this 27th 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:
4/8/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $42,868.00 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 _____ day of _____, 2008.

_____
NOTARY PUBLIC

My Commission Expires:
_____

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PROPERTY ADDRESS:	938 South 13th Court Nashville, Tennessee 37206
OWNER AND MAIL TAX NOTICE TO:	Aubrey Hiam 301 Fairbanks Road Goodlettsville, TN 37072
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 165 Madison Avenue, Suite 2000 Memphis, TN 38103
Tax Parcel ID:	94-5-57.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 42,868.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 3 DAY OF NOV 20 08
Deputy Register