RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Boyt Wayne Burns

GRANTEE(s)
Citifinancial Inc., a Tennessee Corporation

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: 11/05/08 11:13 2 pgs
Fees:13.00 Taxes:746.05
20081105-0110005

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 4, 2008 and recorded February 6, 2008, as Instrument No. 20080206-0012190 in the Register's Office of Davidson County, Tennessee, Boyt Wayne Burns conveyed to K Harris, as Trustee for Citifinancial Services, Inc., 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 **SHELLIE WALLACE** as Successor Trustee and **TONEY BRASUELL** as Co-Trustee by instrument of record recorded on October 2, 2008 as Instrument No. 20081002-0099970 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 identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on October 22, 2008 at the The Sommet Center 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 Citifinancial Inc., a Tennessee Corporation, at and for the sum of $201,635.59, 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 Citifinancial Inc., a Tennessee Corporation 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 Citifinancial Inc., a Tennessee Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> ALL THAT CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TN, AS MORE FULLY DESCRIBED IN INSTRUMENT NO 200510120122806 ID# 182-12-A-17, BEING KNOWN AND DESIGNATED AS LOT NO. 299, PLAN OF SECTION 1 APPLE VALLEY, REC. ON 08/09/2002. FILED IN PLAT IN INSTRUMENT NUMBER 20020809-0096488 SURVEYORS CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NUMBER 20021203-0148635. BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY WARRANTY DEED FROM PROVIDENT DEVELOPMENT GROUP, LLC, BY RICHARD DAVIS, CHIEF MANAGER TO MEAGAN CLAIRE BURNS WIFE AND BOYT WAYNE BURNS HUSBAND, DATED 09/29/2005 RECORDED ON 10/12/2005 IN INSTRUMENT NO 20051012-0122806, IN DAVIDSON COUNTY RECORDS, STATE OF TN. FURTHER CONVEYED TO BOYT WAYNE BURNS BY INST. # 200802060012189.
>
> Commonly known as: 608 Applejack Court, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 182120A017.00

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 Citifinancial Inc., a Tennessee Corporation, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 23 day of Oct, 08.

Shellie Wallace, Successor 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, Shellie Wallace, as Successor 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 23 day of Oct, 08.

Melissa G. Peresko
Notary Public

My Commission Expires: MELISSA G. PERESKO Notary Public-Arkansas Pulaski County My Commission Expires 09-08-2014

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 $201,635.59, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
Successor 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, Shellie Wallace, as Successor 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 Little Rock this 23 day of Oct, 08.

Melissa G. Peresko
Notary Public

My Commission Expires: MELISSA G. PERESKO Notary Public-Arkansas Pulaski County My Commission Expires 09-08-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Citifinancial Inc., a Tennessee Corporation
14415 South 50th Street, Suite 100
Phoenix, AZ 85044