This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 172 04 0A 098.00
232 PAYSON COURT
NASHVILLE, TENNESSEE 37211

NO MORTGAGE
New Owner - Send Tax Bills:
***U.S. BANK, N.A.**
1000 TECHNOLOGY DR., MS 314
O'FALLON, MO 63308

Davidson County DEEDTRS
Recvd: 11/17/08 15:37 2 pgs
Fees:13.00 Taxes:770.55
20081117-0113474

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 17, 2006, ARNOLD M. WEISS** was named Trustee in a Deed of Trust of even date executed by **EMMA DAVIS**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$177,200.00**, principal and interest at **7.7500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060421-0045876,** 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. 20070614-0071258,** 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: **AUGUST 1, 2008/ AUGUST 8, 2008/AUGUST 15, 2008** in **DAVIDSON A.M.**, 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, AUGUST 22, 2008, AT 11:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO SEPTEMBER 26, 2008, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO OCTOBER 31, 2008, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO NOVEMBER 14, 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 **U.S. BANK, N.A., AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC., 1000 TECHNOLOGY DRIVE, MS 314, O'FALLON, MISSOURI 63308,** submitted the highest and best bid in the amount of $208,255.48.

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM,** Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK, N.A., AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 88 ON THE PLAN OF PHASE THREE, HIGHLANDS OF BRENTWOOD, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010920-0101749, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO EMMA DAVIS BY DEED DATED APRIL 17, 2006 OF RECORD IN INSTRUMENT NO. 20060421-0045875 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 232 PAYSON COURT, NASHVILLE, TENNESSEE 37211.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **U.S. BANK, N.A., AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, 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 **NOVEMBER 14, 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 **NOVEMBER 14, 2008.**

Notary Public

My Commission Expires: 3-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $208,255.48

Affiant

Subscribed and sworn to before me, this **14TH DAY OF NOVEMBER, 2008.**

Notary Public

My Commission Expires: 3-21-09

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