Davidson County DEEDTRS
Recvd: 01/27/09 07:52 3 pgs
Fees:18.00 Taxes:201.71
20090127-0006844

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 17, 2004, J. D. Young and Velma Young, executed to Tucker Harris, 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 20040224-0020644, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument Number 20081201-0116559 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., successor by reason of merger with Citifinancial Mortgage Company, Inc., f/k/a Citifinancial Mortgage Loan 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 December 19, 2008 and subsequent insertions appearing on December 26, 2008, and January 2, 2009, 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, January 19, 2009**, 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 $54,517.26 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 the southerly 70 feet of the northerly 99 feet of Lot No. 24 on the Plan of Keller's Subdivision of the Maxey Home Place, and of record in Book 421, Page 86, said Register's Office as follows:
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> Beginning at a point on the westerly side of Scott Avenue, said point being the southeast corner of property owned by C. W. Smith and wife, as of record in Book 620, Page 225, said Register's Office, running thence South with the westerly margin of Scott Avenue 70 feet; thence Westerly 160 feet, more or less, to the dividing line between Lot No. 23 and Lot No. 24 in said plan; thence with said dividing line Northerly 70 feet; thence Eastwardly with the southern margin of C. W. Smith's property 170 feet, more or less, to the point of beginning.
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> Being a portion of the same property conveyed to J. D. Young and wife, Velma Young by Installment Deed from James Pickett, dated May 31, 1991, and filed of record on June 3, 1991, in Book 8364, Page 726, Register's Office for 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 19th day of January, 2009.

K. DAVID WADDELL
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 19th day of January, 2009, 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

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

My Commission Expires:
9-28-2010

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 $54,517.26 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 19th day of January, 2009.

NOTARY PUBLIC

My Commission Expires:
9-28-2010

SANDRA S. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

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PROPERTY ADDRESS:	2907 Scott Avenue Nashville, Tennessee 37216
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:	72-1-43.00