BILL GARRETT, Davidson County
Trans:T20090018757 DEEDTRS
Recvd: 03/20/09 14:09 3 pgs
Fees:18.00 Taxes:210.90
20090320-0025254

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 24, 1997, Minnie Bandy, unmarried, executed to Amy Cross, Trustee, a certain deed of trust conveying to her as Trustee, certain property hereinafter fully set forth and described, which deed of trust is found of record in Book 10512, Page 98 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument Number 20081031-0108907 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., successor in interest to the Money Centre, Inc., 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 January 30, 2009 and subsequent insertions appearing on February 6, 2009, and February 13, 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 **Tuesday, February 24, 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 Allison Hines, at and for the sum of $22,766.00 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 Allison Hines, the following real estate situated and located in Davidson County, Tennessee, to-wit:

Certain real estate in Davidson County, Tennessee, as follows:

Lot 2 on the Plat of Bainbridge's Re-Subdivision of Lots #463, #465, #467, #469 and #471 on the North Nashville Real Estate company's Plan of Lots, of record in Book 2330, Page 43, Register's Office or Davidson County, Tennessee.

Said Lot No. 2 fronts 44 feet on the easterly side of Sixth Avenue North and runs back between parallel lines 166 feet to an alley, measuring 44 feet thereon.

Being the same property conveyed to Minnie Bandy, unmarried, by Installment Deed from Barbra Hawkins, Kathryn Lester and Minnie Bandy of record in Book 6964, Page 104, 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 24th day of February, 2009.

K. DAVID WADDELL
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 24th day of February, 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. OCT. 28, 2010

My Commission Expires:
9-28-2010

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 $22,766.00, 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 _____, 2009.

_____
NOTARY PUBLIC

My Commission Expires:

_____

****

PROPERTY ADDRESS:	1808 6th Avenue North Nashville, Tennessee 37208
OWNER AND MAIL TAX NOTICE TO:	Allison Hines P.O. Box 158030 Nashville, TN 37215
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 165 Madison Avenue, Suite 2000 Memphis, TN 38103
Tax Parcel ID:	081-08 245.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 21,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 20 DAY OF 3 20 09
Deputy Register