SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 14, 1998, Coney Mitchell, a single person, executed to Transcontinental Title, Trustee, a certain deed of trust conveying to them as Trustee, certain property hereinafter fully set forth and described, which deed of trust is found of record in Book 10896, Page 906, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument Number 20090223-0015672 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 Associates Home Equity Services, 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 March 27, 2009 and subsequent insertions appearing on April 3, 2009, and April 10, 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 **Wednesday, April 22, 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 $99,492.41 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

BILL GARRETT, Davidson County
Trans:T20090028564 DEEDTRS
Recvd: 04/30/09 15:40 3 pgs
Fees:18.00 Taxes:368.12
20090430-0039514

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 Lot No. 166 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Pages 884-887, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Alec Alan and Coney Mitchell by Warranty Deed of record in Book 10269, Page 906 in the Register's Office of Davidson County, Tennessee.
>
> Being further conveyed from Alec Alan to Coney Mitchell by Quit Claim Deed of record in Book 10544, Page 805 in the Register's Office of Davidson County, Tennessee. Being further conveyed from Coney Mitchell to Eckhardt Realty Corporation by Warranty Deed of record in Book 11221, Page 575 in 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 22nd day of April, 2009.

K. DAVID WADDELL
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of April, 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 $99,492.41 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

K D Waddell
AFFIANT

Subscribed and sworn to before me on this 22nd day of April, 2009.

Sandra S. Lee
NOTARY PUBLIC

My Commission Expires:
9-28-2010

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

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|---|---|
| PROPERTY ADDRESS: | 5321 Hickory Woods Drive<br>Antioch, Tennessee 37013 |
| OWNER AND MAIL TAX NOTICE TO: | REO<br>Citifinancial Mortgage Company, Inc.<br>1111 Northpoint Drive<br>Bldg. 4, Suite 100<br>Coppell, TX 75019 |
| PREPARED BY AND RETURN TO: | Baker, Donelson, Bearman, Caldwell & Berkowitz, PC<br>165 Madison Avenue, Suite 2000<br>Memphis, TN 38103 |
| Tax Parcel ID: | 176-05-B 71.00 CO |