BILL GARRETT, Davidson County
Trans:T20090046703 DEEDTRS
Recvd: 07/13/09 10:00 2 pgs
Fees:13.00 Taxes:290.91
20090713-0064952

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Donna Keith and Clarence Keith
S & K#: 09-014986

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 2, 2007, recorded in Instrument number 20071011-0120855 in the Register's Office of Davidson County, Tennessee, Donna Keith unmarried, and Clarence Keith, unmarried, conveyed to First American Title Company, Trustee, 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 appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 200904290038639, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on May 13, 2009, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, 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 Residential Credit Solutions, whose address is Residential Credit Solutions, 4282 N. Freeway, Fort Worth, Texas 76137 at and for the sum of $78,625.00, that being the highest and best bid offered; and,

WHEREAS, the said Residential Credit Solutions, has assigned it's interest in the said property to CitiMortgage, Inc; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Residential Credit Solutions, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said CitiMortgage, Inc, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 205 on the Plan of Primrose Acres, Section 3, of record in Book 2900, Page 71, and Register's Office for Davidson County, Tennessee. Said Lot Number 205 fronts 100 feet on the northwesterly side of Hamblen Drive and extends back between parallel lines 204.7 feet to a dead line.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20071011-0120855 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument number 20071011-0120855 Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed, recorded in Instrument Number 20071011O120854, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto CitiMortgage, Inc, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 13th day of May, 2009, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be an Authorized Agent of Shapiro & Kirsch the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

SHARON N. FEWELL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES:
May 12, 2010

My commission expires:

Notary Public

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 property conveyed (whichever is greater) is $78,625.00.

Affiant

Subscribed and sworn to before me on the date written above.

SHARON N. FEWELL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES:
May 12, 2010

My commission expires:

Notary Public

PROPERTY ADDRESS: 805 Hamblen Drive, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CitiMortgage, Inc
4282 N. Freeway
Fort Worth, Texas 76137

S & K #:09-014986
Map & Parcel – 03311004100