RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James P. Medkiff and Judy D. Medkiff

GRANTEE(s)
CitiMortgage, Inc.

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20090054968 DEEDTRS
Recvd: 08/12/09 08:31 6 pgs
Fees:33.00 Taxes:168.11
20090812-0075769

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 22, 2000 and recorded March 28, 2000, as Instrument No. 200003280030999 in the Register's Office of Davidson County, Tennessee, James P. Medkiff and Judy D. Medkiff conveyed to Tim Colt, as Trustee for Travelers Bank & Trust, F.S.B., 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 has appointed **SHELLIE WALLACE** as Successor Trustee by instrument of record recorded on July 17, 2009 as Instrument No. 200907170067170 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on July 9, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on August 5, 2009 at the The Sommet Center in Nashville, Tennessee, 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 CitiMortgage, Inc., at and for the sum of $45,435.91, that being the highest and best bid offered; and

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

NOW, THEREFORE, in consideration of the premises and the payment by CitiMortgage, Inc. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said CitiMortgage, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, 10th Civil District, City of Goodlettsville, being Lot No. 3 of the original subdivision of Lots 41 and 42 of the Moncrief Subdivision, and more particularly described according to a resurvey by A.L. Nimmo, Surveyor, as follows: Beginning at the common corners of Lot 1 and 3 on the Southerly margin of Moncrief, between Lots 1 and 3; thence South 35 degrees East 303 feet to the common corner of 1, 3, 2 and 4; thence South 65 degrees West 100 feet to the common corner of Lots 3, 4 and 5; thence on the line between Lots 3 and 5, North 35 degrees West 303 feet to the Southerly margin of Moncrief Avenue; thence with the margin of Moncrief Avenue, North 65 degrees East 100 feet to the point of beginning, being the same property acquired by James P. Medkiff and Judy D. Medkiff, dated 6-30-97, recorded 7-3-97, in Book 10516, Page 416

Being the same property conveyed to James P. Medkiff and Judy D. Medkiff by Warranty Deed recorded July 3, 1997 , at Book 10516, Page 416, Register's Office for Davidson County, Tennessee.

Commonly known as: 539 Moncrief Avenue, Goodlettsville, Tennessee 37072.

Tax Parcel No.: 018150012.01

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto CitiMortgage, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 7 day of Aug, 09.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 7 day of Aug, 09.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,435.91, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 7 day of Aug, 09.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, MO 63304

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Shellie Wallace, who after being duly sworn, deposed and stated:

1. I am the Successor Trustee with a certain deed of trust, dated March 22, 2000, recorded March 28, 2000, as Instrument No. 200003280030999 in the Register's Office of Davidson County, Tennessee, executed by James P. Medkiff and Judy D. Medkiff in favor of Travelers Bank & Trust, F.S.B. to secure the payment of a deed of trust note to Travelers Bank & Trust, F.S.B..

2. CitiMortgage, Inc. is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq*. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 7 day of Aug, 05.

Shellie Wallace
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

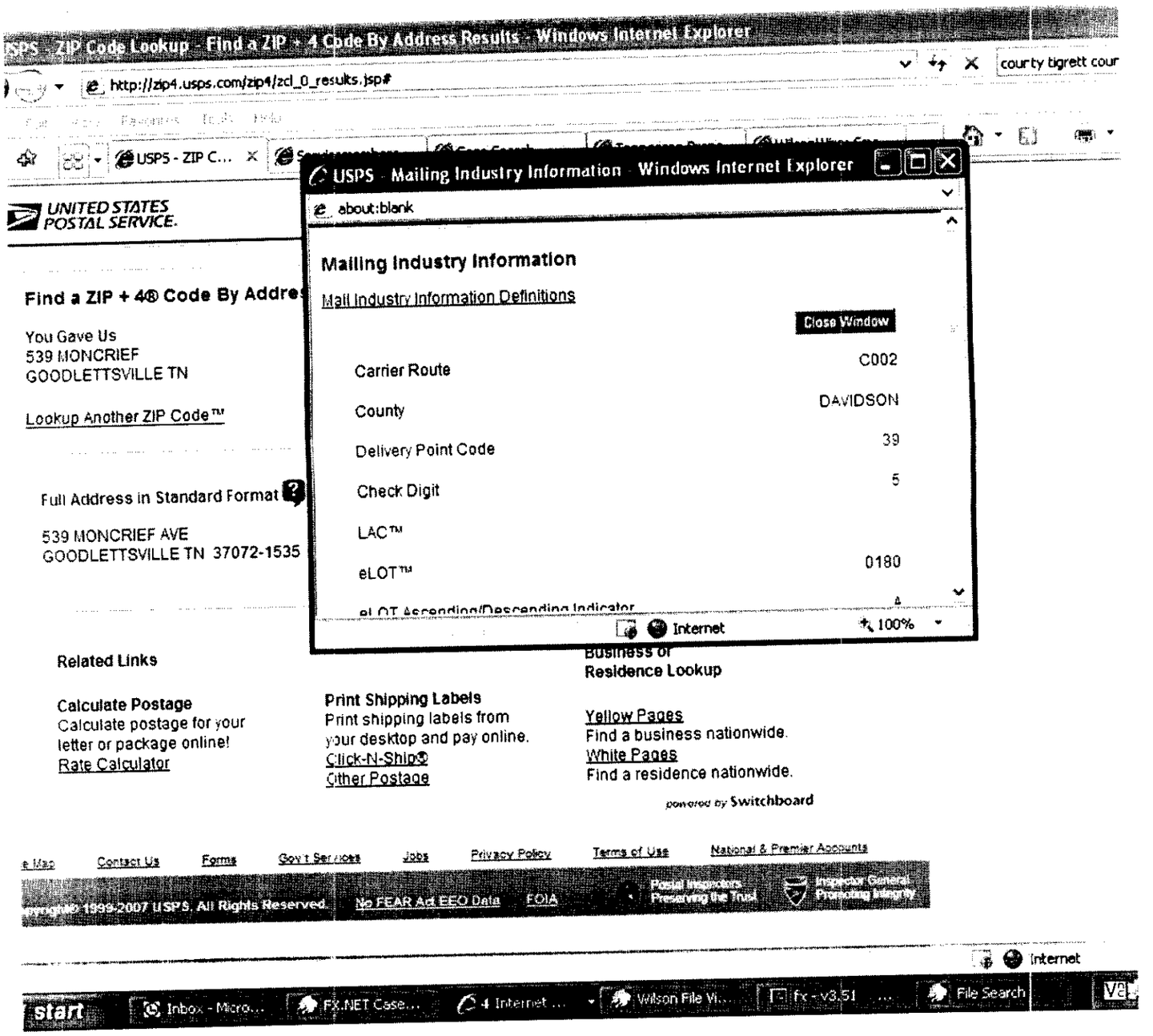
Witness my hand and seal at office in Little Rock, Arkansas this 7 day of Aug, 09.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

DServiceMembersAffidavitTN_sdjones_090807_1103



Department of Defense Manpower Data Center AUG-19-2008 11:24:04

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency

MEDKIFF	JAMES	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.

Department of Defense Manpower Data Center AUG-19-2008 11:25:17

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
MEDKIFF	JUDY	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		