BILL GARRETT, Davidson County
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Fees:13.00 Taxes:299.91
20091013-0094868

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: Katherine Crum, and Tabor Crum
S & K#: 09-017669

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 12, 2005, recorded in Instrument number 20050823-0100207 in the Register's Office of Davidson County, Tennessee, Katherine Crum and Tabor Crum, wife and husband, conveyed to Infinity Title, 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 20090806-0073924, 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 August 4, 2009 at 10:00 am, at which time it was announced the sale adjournment to September 3, 2009 at 10:00 am, at which time it was announced sale was further adjourned to October 5, 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 CitiMortgage, Inc., whose address is CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, Missouri 63368-2240 at and for the sum of $81,057.40, that being the highest and best bid offered; 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 CitiMortgage, Inc., 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 Old Hickory, County of Davidson, State of Tennessee, to-wit:

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

Part of Lot Number 8, Section 2, on the map of Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, of record in Book 843, Page 56, Register's Office for said County, and more particularly described as follows:

BEGINNING at a point on the westerly line of Lot Number 8, Section 2, 777.8 feet south of the center line of Pitts Avenue, being the northwest corner of the property conveyed to Herbert J. Doty and wife by deed of record
in Book 1517, Page 634, said Register's Office; thence easterly with Doty's northerly line, 250 feet, more or less, to the center of a 50 foot unnamed roadway; thence northerly along the center line of said unnamed street, being the dividing line between Lot Numbers 8 and 9 of Section 2, 129.2 feet to the line of the property belonging to Frank H. Compton and wife; thence along Compton's south line, westerly 245 feet to the line between Lot Numbers 7 and 8; thence with the line between said lots, South 7 degrees 14 minutes West 127.8 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is the following tract or parcel of land:

Part of Lot Number 8 on the Plan of Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, Section 2, as of record in Book 843, page 56, said Register's Office, and being more particularly described as follows:

BEGINNING at a point on the westerly side of Anthony Street, common front corner of Tracts 1 and 2, said point also being 723.80 feet, more or less, from Lakeshore Drive; thence running with the westerly margin of Anthony Street South 6 degrees 27 minutes 00 seconds West 60.00 feet to an existing iron pipe; thence North 78 degrees 47 minutes 35 seconds West 234.67 feet to an existing

fence post; thence North 7 degrees 57 minutes 26 seconds East 60.00 feet to an iron pin; thence South 78 degrees 45 minutes 51 seconds East 232.84 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20050823-0100207 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 20050823-0100207 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200508230100206, 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

D. Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 5th day of October, 2009, before me, a Notary Public, in and for said State and County, personally appeared D. Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Foreclosure Attorney 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.

TRAVIS SCAGGS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 02/01/2012

2/1/2012
My commission expires:

Travis Scaggs
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 $81,057.40.

Affiant

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

TRAVIS SCAGGS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 02/01/2012

2/1/2012
My commission expires:

Travis Scaggs
Notary Public

PROPERTY ADDRESS: 204 Anthony Street (per Deed of Trust), 207 Anthony Street (per Assessor), Old Hickory, TN 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, Missouri 63368-2240

S & K #:09-017669
Map & Parcel – 05413000100