RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Fred Baker and Ruby Baker

GRANTEE(s)
CitiFinancial Inc., a Tennessee Corporation

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:T20090075762 DEEDTRS
Recvd: 11/06/09 07:59 6 pgs
Fees:33.00 Taxes:239.03
20091106-0102647

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 16, 2006 and recorded August 21, 2006, as Instrument No. 20060821-0102454 in the Register's Office of Davidson County, Tennessee, Fred Baker, Jr. and Ruby C. Baker conveyed to Stephanie R. Mullins, as Trustee for CitiFinancial Services, Inc., 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 27, 2009 as Instrument No. 20090727-0070394 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 October 5, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on October 28, 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 CitiFinancial Inc., a Tennessee Corporation, at and for the sum of $64,602.70, 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 CitiFinancial Inc., a Tennessee Corporation 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 CitiFinancial Inc., a Tennessee Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being part of Lot No.52 on the original plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davison County, Tennessee, described as follows: Beginning at a point in the center of Carter Street, at the Northeast corner of a part of Lot No. 52, conveyed to Ira Lanier and wife, by Deed from H.P. Nolen and wife, of record in Book 1195, page 234, Register's Office of Davidson County, Tennessee; thence with the Eastern boundary line of said Lanier Property, Southwardly 315.65 feet, more or less to a point; thence Eastwardly 50 feet to a point; thence Northwardly 315.65 feet, more or less, to the point in the center of said Carter Street; thence with the center of said Carter street Westwardly 50 feet to the point of beginning.

Being the same property conveyed to Fred Baker and Ruby Baker by Warranty Deed recorded February 23, 1982 , at Book 5854, Page 760, Register's Office for Davidson County, Tennessee.

Commonly known as: 2302 Carter Avenue, Nashville, Tennessee 37206.

Tax Parcel No.: 08303027800

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 CitiFinancial Inc., a Tennessee Corporation, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 30 day of Oct 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 30 day of Oct, 09.

Notary Public

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

My Commission Expires:

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 $64,602.70, 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 30 day of Oct, 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:
CitiFinancial Inc., a Tennessee Corporation
14415 South 50th Street, Suite 100
Phoenix, AZ 85044

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 August 16, 2006, recorded August 21, 2006, as Instrument No. 20060821-0102454 in the Register's Office of Davidson County, Tennessee, executed by Fred Baker, Jr. and Ruby C. Baker in favor of CitiFinancial Services, Inc. to secure the payment of a deed of trust note to CitiFinancial Services, Inc..

2. CitiFinancial Inc., a Tennessee Corporation 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 30 day of Oct, 09.

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.

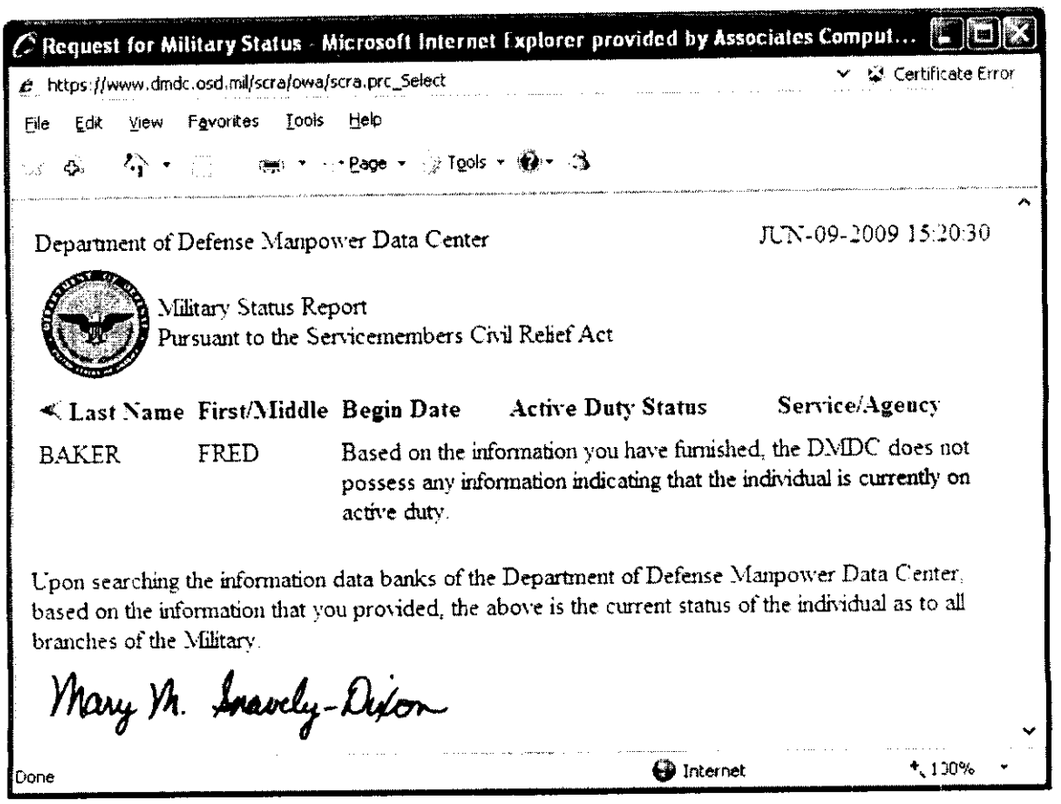
Witness my hand and seal at office in Little Rock, Arkansas this 30 day of Oct, 09.

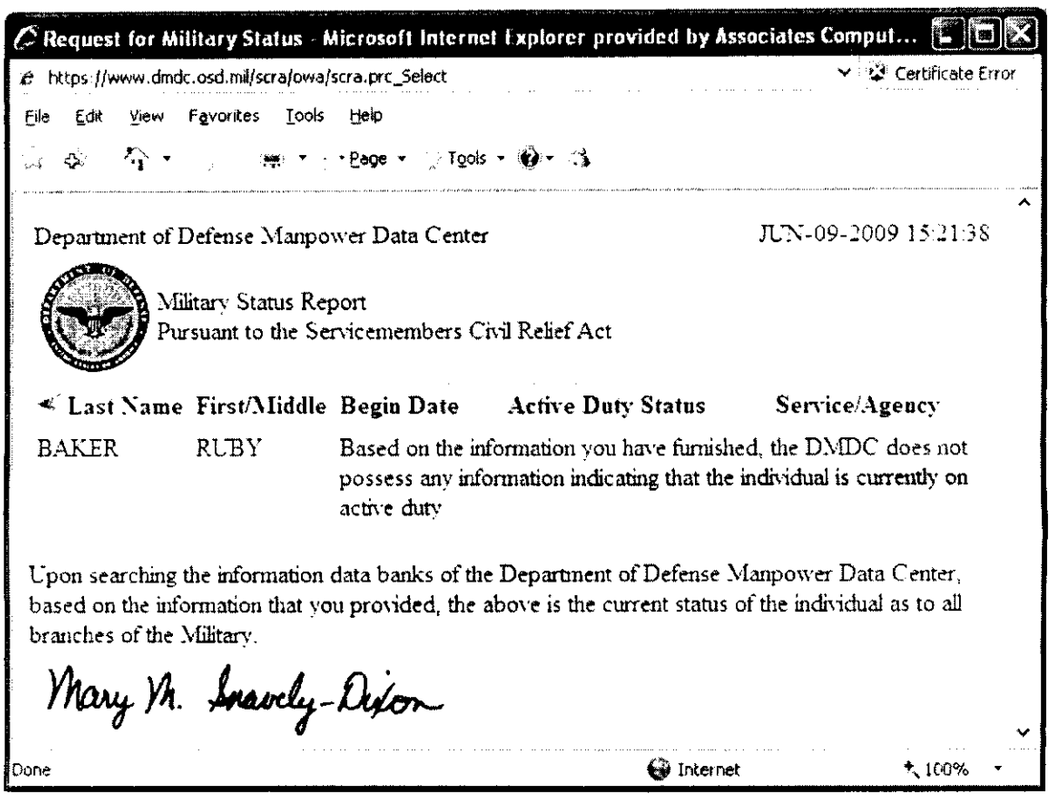
Notary Public

My Commission Expires:

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

DServiceMembersAffidavitTN_sdjones_091030_1023


Request for Military Status - Microsoft Internet Explorer provided by Associates Comput...
https://www.dmdc.osd.mil/scra/owa/scra.prc_Select
Certificate Error
File Edit View Favorites Tools Help
Page Tools
Department of Defense Manpower Data Center
JUN-09-2009 15:20:30
Military Status Report
Pursuant to the Servicemembers Civil Relief Act
Last Name First/Middle Begin Date Active Duty Status Service/Agency
BAKER FRED
Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.
Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Military.
Mary M. Snavely-Dixon
Done
Internet
130%


Request for Military Status - Microsoft Internet Explorer provided by Associates Comput...
https://www.dmdc.osd.mil/scra/owa/scra.prc_Select
Certificate Error
File Edit View Favorites Tools Help
Page Tools
Department of Defense Manpower Data Center
JUN-09-2009 15:21:38
Military Status Report
Pursuant to the Servicemembers Civil Relief Act
Last Name First/Middle Begin Date Active Duty Status Service/Agency
BAKER RUBY Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty
Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Military.
Mary M. Snavely-Dixon
Done
Internet
100%