Box 40-1

SEND TAX BILLS TO NEW OWNER:
James L. Deatrick, Jr., and
Marty Penix
1285 North Mt. Juliet Road
Mt. Juliet, TN. 37122

Map 74-12
Parcel 139
4D-31364

THIS INSTRUMENT PREPARED BY:
Robert F. Doyle, Attorney
613 Woodland Street
Nashville, Tennessee. 37206

10789 980

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 21, 1995, and recorded in Book 9599, page 968, Register's Office, Davidson County, Tennessee, PAUL H. BAYLESS AND WIFE, PATRICIA ANN BAYLESS conveyed to Tommy Sisco, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 12, 1998 and recorded in Book 10762, page 344, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Robert F. Doyle as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Robert F. Doyle, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Doyle, Substitute Trustee, did give twenty one days notice of the time, place and terms of the sale by advertisement in three weekly publications in The Nashville Business Journal a newspaper, published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 19th, 26th, and February 2nd, 1998 stating that on February 10, 1998, at 10:00 A.M. at the South door of the Davidson County Courthouse, as located on the Public Square in Nashville, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; restrictive covenants, easements, setback lines, and any and all redemption rights, including the right of redemption of any governmental agency, and any prior liens or encumbraces, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Doyle, Substitute Trustee, offered said property for sale at public outcry and sold said property to James L. Deatrick, Jr., and Marty Penix for $51,259.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid as set out above, the receipt of which is hereby acknowledged, I, Robert F. Doyle, Substitute Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said James L. Deatrick, Jr. and Marty Penix (hereinafter referred to as Grantee) their heirs and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

Land in Davidson County, Tennessee, being Lot No. 240 on the revised plan of Hermitage Hills Section II, as of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 240 fronts 80 feet on the northeasterly margin of Jacksonian Drive and runs back between lines measuring 136.2 feet on the northwesterly side and 165.5 feet on the southeasterly side to a line in the rear on which it measures 85.1 feet.

Being the same property conveyed to Paul H. Bayless and wife, Patricia Ann Bayless, by deed from Leonard Earl Wilde and wife, Elizabeth Wilde, recorded September 28, 1973, in Book 4750, page 786, Register's Office for Davidson County, Tennessee, as subsequently conveyed to Patricia Bayless by deed from Paul H. Bayless by deed in Book 10133, page 873, said Register's Office.

This is improved property located at 205 Jacksonian Drive, Hermitage, Tennessee. 37076

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns, forever, but subject to said Davidson County real estate taxes, restrictive covenants, easements, setback lines, etc. as aforesaid, and the right of redemption by the Internal Revenue Service by reason of it Federal Tax Lien of record in Book 10530, page 920, said Register's Office.

And I do further transfer and assign unto the said Grantee all of the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this 10th day of February, 1998.

Robert F. Doyle, Substitute Trustee

SUBSTITUTE TRUSTEE

BOOK 10789 PG 982

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert F. Doyle, Substitute Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 10th day of February, 1998.

MY COMMISSION EXPIRES 5-27-2001 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $51,259.00.

Affiant

Subscribed and sworn to before me, this 10th day of February, 1998.

MY COMMISSION EXPIRES 5-27-2001 NOTARY PUBLIC

IDENTIFICATION REFERENCE

013994 18

98 FEB 10 PM 3:52

REGISTER

2001 02/10 0101 03CHECK 202.66

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

P.B. 10789 PG 983

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	51259.00
CON TX	189.66
PRFEE	1.00
MISC	12.00
TOTAL	202.66
CHECK	202.66

02/10/98 01 15:53:40:01 2001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03994 18
IDENTIFICATION REFERENCE

98 FEB 10 PM 3:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1252535