This Instrument Prepared by:
Robert M. Wilson, Jr.
WILSON, McCALLA, RAYMER, BARRETT & FRAPPIER, P.L.L.C.
17 West Pontotoc
Memphis, Tennessee 38103
(901) 578-8878

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 18, 1992 and recorded on December 22, 1992 at Book 8821, Page 233 in the Register's Office of DAVIDSON County, Tennessee, Jeffrey A. Drawhorn, and Brenda L. Drawhorn conveyed to Phillip Stephen Freeman, as Trustee for Century Mortgage Corporation, 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 the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on April 1, 1998 at Book 10864, Page 277 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 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 said Deed of Trust, by which advertisement notice was given that the sale was to be held on May 1, 1998 at the DAVIDSON County Courthouse in Nashville, Tennessee; 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 Marty Penix and James Deatrick, Jr., at and for the sum of $83,100.00, 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 Marty Penix and James Deatrick, Jr. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said Marty Penix and James Deatrick, Jr., their successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

0436542
IDENTIF. ↑ REFERENCE
98 MAY 12 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

Land in the 2nd, formerly 4th Civil District of Davidson County, Tennessee, and being described according to a survey by Dye Surveyors, dated October 26, 1974, as follows: BEGINNING on the northerly margin of Pitts Avenue at an iron pin being the southwest corner of the property conveyed to the City of Lakewood by deed form Ms. Elizabeth McCormick Pinkleton, et al, of record in Book 4867, Page 426, of the Register's Office for said County; thence with said City of Lakewood's west boundary line, North 28 deg. 33 mins. East 136.9 feet; thence continuing with said City of Lakewood's southern boundry line, North 66, deg. 50 mins. West 156.3 feet to the northwest corner of the Garner property; thence with same South 24 degrees 24 mins. West 135.1 feet to the northerly margin of Pitts Avenue, thence with same South 66 deg. 22 minutes East 146.4 feet to the point of beginning containing, 0.47 acres, more or less.

Commonly known as: 317 Pitts Avenue, Old Hickory, TN 37138

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 Marty Penix and James Deatrick, Jr., and unto their successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 8 day of May, 1998.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 8 day of May, 1998, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 $83,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

BOOK 10926 PG 603

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 8 day of May, 1998, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Marty Penix and James Deatrick, Jr.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Parcel No. 53/16/63.01

WMRB&F No. 707-8012
Loan No. 440947
FHA No. 483-1923657

DSTDeedforPMI_ASmith_980506_1706

5840 05/12 01:01 03CHECK 320.47

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10926 PG 604

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 83100.00
CON TX 307.47
PRFEE 1.00
MISC 12.00
TOTAL 320.47
CHECK 320.47

05/12/98 01 08:36 0001 5840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436542
IDENTIF. # REFERENCE

98 MAY 12 AM 8:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1291862