THIS INSTRUMENT PREPARED BY & RETURN TO:
Clifton E. Darnell, Attorney
Morris, Schneider & Prior, L.L.C.
707 Adams Avenue
Memphis, TN 38105

9012 03/15 0101 03CHECK 203.40

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 20, 1995, and recorded in the Register's Office of Davidson County, Tennessee, at Book 9871, Page 227, ("Deed of Trust"), Elizabeth Leigh Walker conveyed to King and Turnbow, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **GE Capital Mortgage Services, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 11352, Page 39**, 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 requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on February 18, February 25 and March 4, 1999, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 11, 1999, at the Main South entrance in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **James L. Deatrick, Jr. and Marty Penix**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 52,000.00**; and

WHEREAS, **James L. Deatrick, Jr. and Marty Penix** has/have complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **James L. Deatrick, Jr. and Marty Penix** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **James L. Deatrick, Jr. and Marty Penix**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

All that certain parcel of land in Davidson County, State of Tennessee as more fully described in Deed Book 7066, Page 197 ID# 150-070-74 being known and designated as Lot No. 77 on the plat of Towne Village of the Country Section 1 of record in Book 5200, Page 55 and 56, Register's Office for said County, to which reference is made for a more complete description.

The last recorded Warranty Deed was filed of record at Book 7066, Page 197, in the Register's Office of Davidson County, Tennessee.

05615509
IDENTIF. → REFERENCE
99MAR15 PM 3:58
BILL BOYNTON REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **James L. Deatrick, Jr. and Marty Penix**, his/her/their successors and assigns, whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 11th day of March, 1999.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 11th day of March, 1999, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Janet K. McGregor
Notary Public

My Commission Expires: [illegible]

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STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 52,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 11th DAY OF MARCH 1999.

Janet K. McGregor
Notary Public

My Commission Expires: [illegible]

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MSP No.: 156.991348TN (Walker)
Lender Loan No.: 7165301
Property Address: 3112 Stoneybrook Circle, Antioch, TN 37013
Tax Parcel ID No.: 150-07-0;74.00

Mail Tax Notices To and Property Owner:
James L. Deatrick, Jr. and Marty Penix
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11385 PG. 134

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

056I509

IDENTIF. & REFERENCE

99 MAR 15 PM 3:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	52000.00
CON TX	192.40
PRFEE	1.00
WHEED	8.00
CFEE	2.00
TOTAL	203.40
CHECK	203.40

03/15/99 01 15:58 0001 9012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438142