Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 14, 1993, and recorded in Book 9025, Page 895 in the Register's Office of Davidson County, Tennessee, Greta K. Rion, a single person, conveyed to Lee E. Cranford, Trustee(s), 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 Book 10936, Page 593 in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on March 16, 1999, at the Main (South) Door of the Courthouse of Davidson County, 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 sale James L. Deatrick, Jr. and Marty L. Penix, whose address is 1285 N. Mt. Juliet Road, Mt. Juliet, Tennessee, 37122 being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty-nine Thousand One Hundred and no/100 Dollars; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of their bid.

NOW, THEREFORE, in consideration of the premises and the payment by James L. Deatrick, Jr. and Marty L. Penix of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said James L. Deatrick, Jr. and Marty L. Penix, their heirs and assigns in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, being Lot No. 40-A on the plan of the Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 45, 46 and 48, Rachel Square, Section Two, as of record in Book 6250, page 540, Register's Office for Davidson County, Tennessee, two which plan reference is hereby made for a more complete description.

Greta K. Rion obtained title to the above referenced real estate by Deed of record in Book 9025, Page 892, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 31,100.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
19 99
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/23/2002

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

MAIL ENV

99 APR -6 AM 9:15

0566698

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto James L. Deatrick, Jr. and Marty L. Penix, their heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on March 16, 1999 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 16, 1999 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

My Commission Expires: 7-9-2002

DIANA D. MILLER-JACKSON MY COMMISSION NOTARY PUBLIC AT LARGE EXPIRES 7/9/2002 SHELBY COUNTY, TN

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
710 Rachels Trail,
Hermitage, TN 37076

PROPERTY OWNER AND AGENT RESPONSIBLE FOR PAYMENT OF TAXES:

James L. Deatrick, Jr.
Marty L. Penix
710 Rachels Trail
Hermitage, TN 37076

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11416 PG. 30

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

0569698

99 MAR -9 AM 8:15

CAMT 37110.00
CON TX 144.67
PRFEE 1.00
MISC 9.00
CFEE 1.00
TOTAL 155.67
CHECK 155.67

09:17 0001 7642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446669