This Instrument Prepared by:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
17 West Pontotoc
Memphis, Tennessee 38103
(901) 578-9914

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 31, 1997 and recorded on August 6, 1997 at Book 10559, Page 119 in the Register's Office of DAVIDSON County, Tennessee, Andre R. Johnson and Jennifer Johnson conveyed to Rita Stockton, as Trustee for Ford Consumer Loan 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 January 12, 1999 at Book 11292, Page 704 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 January 8, 1999 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 & James L. Deatrick, Jr., at and for the sum of $104,001.00, 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 & James L. 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 & James L. Deatrick, Jr., their successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

06088804
IDENTIFICATION & REFERENCE
99 JUL -7 PM 12:16
ALL TAXES PAID
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

Being Lot No. 29, on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 244-447, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Being the same property conveyed to Andre R. Johnson, married by deed from Ronald M. Robison and wife, Andrea D. Robison of record in Book 10162, Page 548, Register's Office, Davidson County, Tennessee.

Commonly known as: 212 Burwick Ct., Antioch, TN 37013-2541

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 & James L. 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 25 day of Jan, 1999.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 25 day of Jan, 1999, 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 $104,001.00, 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.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 25 day of Jan, 1999, 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 L. Deatrick, Jr.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Parcel No. 151-01-0-A-29.00

W&A No. 792-8161
Loan No. 034149330241030

DSTDeedforPMI_ASmith_990124_1429

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11561 PAGE 777

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

0608804

IDENTIFICATION REFERENCE

99 JUL -7 PM 12:16

REGISTER
DAVIDSON COUNTY, TN.

CAMT
104001.00
CON TX 384.80
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 399.80
CHECK 399.80

07/07/99 DL 12:17 0001 9376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487757