0660031
FOR REFERENCE
99 NOV 23 AM 8:40
REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared by
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
200 West Jefferson, Suite 275
Memphis, Tennessee 38103
(901) 578-9914

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 16, 1993 and recorded on September 24, 1993 at Book 9091, Page 225 in the Register's Office of DAVIDSON County, Tennessee, Billy J. Hicks, and Michelle D. Hicks conveyed to Carol A. Conatser, as Trustee for Source One Mortgage Services 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 November 12, 1999 at Book 11740, Page 246 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 November 4, 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 James Deatrick,Jr. & Marty Penix, 1285 N. Mt. Juliet Rd., Mt. Juliet,, at and for the sum of $122,954.00, 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 James Deatrick,Jr. & Marty Penix, 1285 N. Mt. Juliet Rd., Mt. Juliet, 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 James Deatrick,Jr. & Marty Penix, 1285 N. Mt. Juliet Rd., Mt. Juliet,, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

11/22 0101 03CHECK 469.93

SITUATED in District Number Four (4) of Davidson County, Tennessee and being known and designated as all of Lot Number Three (3) of PHASE II-A, ROXBOROUGH EAST, as the same appears of record in Plat Book 7900, Page 390, in the Register's Office of Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Commonly known as: 5301 Roxborough Pass, Hermitage, TN 37076

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 James Deatrick,Jr. & Marty Penix, 1285 N. Mt. Juliet Rd., Mt. Juliet,, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 6th day of December, 1999.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 6th day of December, 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 08-24-2006

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 $122,954.00, 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 15th day of December, 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:
James Deatrick, Jr. and Marty Penix
1285 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Parcel No. 98-02-42.00

W&A No. 821-9055
Loan No. 303107
FHA No. 483-2014703 703

DSTDeedforPMI_DVance_991115_1507

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MC	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

0660031

IDENTIFICATION REFERENCE

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BOOK 11752 PAGE 667

CASH

	122954.00
CON TX	454.93
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	469.93
CHECK	469.93

11:[illegible] 99 01 08:42 0001 4128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541767