Instr:20000517004946 3 Page: 1 OF 2
REC'D FOR REC 05/17/2000 8:52:58AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $258.67

Map/Parcel 149-11-0-A-64.00

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 29, 1988, and recorded in Book 7461, Page 739 in the Register's Office of Davidson County, Tennessee, Lisa M. Peddy, unmarried, conveyed to TFM, Inc., 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 10414, Page 188 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 April 18, 2000, 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 Sixty-Nine Thousand Nine Hundred Ten and 00/100 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 Antioch, County of Davidson, State of Tennessee, to-wit:

Being Lot Number 64 on the Plan of PHASE 3, RICE HILL, of record in Plat Book 6900 at Page 202, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Kenneth R. Turner and Valencia E. Turner obtained title to the above referenced real estate by Deed of record in Book 9322, Page 769, Register's Office of Davidson County, Tennessee.

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 April 18, 2000 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 18, 2000 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

SUSAN E. SCHIRMER NOTARY PUBLIC AT LARGE MY COMM. EXP. 7-25-2003 SHELBY CO. TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1437 Rice Hill Circle,
Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

James L. Deatrick, Jr. & Marty L. Penix
1285 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Mortgagee: None

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

State of Tennessee
County of Wilson
The actual consideration or value, whichever is greater for this transfer is $69,910.00.

Affiant

Subscribed and sworn to before me this 18th day of April, 2000.

My Commission Expires: 9-9-03

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Beverly J. Heatherly