RETURN TO:

WILSON & WEISS TITLE
Associates, LLC
103 Maple St.
Smyrna, TN 37167
R - 0110

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
John L. Woodall and Judy K. O'Guin

GRANTEE(s)
James L. Deatrick Jr. & Marty L. Penix, 1295 N. Mt. Juliet Rd., Mt. Juliet, TN 37122

Instr:200008230083396 Page: 1 OF 3
REC'D FOR REC 08/23/2000 10:20:09AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $216.82

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 27, 1994 and recorded on January 31, 1994 at Book 9233, Page 818 in the Register's Office of DAVIDSON County, Tennessee, John L. Woodall, and Judy K. O'Guin conveyed to Rema Nance of Memphis, as Trustee for Temple Inland Mortgage 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 July 11, 2000 as Instrument No. 200007110068523 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 July 27, 2000 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 L. Deatrick Jr. & Marty L. Penix, 1295 N. Mt. Juliet Rd., Mt. Juliet, TN 37122, at and for the sum of $58,600.00, 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 L. Deatrick Jr. & Marty L. Penix, 1295 N. Mt. Juliet Rd., Mt. Juliet, TN 37122 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 L. Deatrick Jr. & Marty L. Penix, 1295 N. Mt. Juliet Rd., Mt. Juliet, TN 37122, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

Being Lot No. 51, on the plan of Monte Carlo, Section Two-A, of record in Book 4955, Page 45, Register's

Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property conveyed to the grantors by deed of record in Book 8777, Page 241, Register's Office for said County.

Commonly known as: 416-418 Cedarmont Drive, Nashville, TN 37211

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 L. Deatrick Jr. & Marty L. Penix, 1295 N. Mt. Juliet Rd., Mt. Juliet, TN 37122, 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 3 day of August, 2000.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 3 day of August, 2000, 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.

LYNN B. WYSE COMM. EXP. NOTARY PUBLIC 04-26-2003 FAULKNER COUNTY, ARK.

Lynn B. Wyse
Notary Public

My Commission Expires: 04/26/2003

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 $58,600.00, 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.

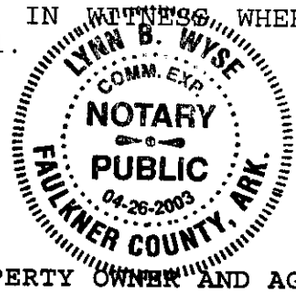
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act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 04/26/2003

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

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

Parcel No. 162-13-128.00

Loan No. 2082073001
FHA No. 483-2118049-703

DSTDeedforPMI_DVance_000803_1235

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388