FILE NO.: 341.004964TN\alk
LOAN NO.: 1452169\CONV

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

PICK-UP

Instr:200008310086176 Page: 1 OF 2
REC'D FOR REC 08/31/2000 10:09:15AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $273.30

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 14, 1998, and recorded in the Register's Office of Davidson County, Tennessee, at Book 11067, Page 414, ("Deed of Trust"), Beverly Williams-Lockhart and Alva Calvin Lockhart conveyed to Transcontinental Title, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Aames Capital Corporation; and

WHEREAS, **Aames Capital Corporation,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book , Page** , 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 requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on July 27, August 3, and August 10, 2000, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 17, 2000, at the Main South entrance in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Marty Penix and Jimmy Deatrick**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 73,864.00**; and

WHEREAS, **Marty Penix and Jimmy Deatrick** has/have complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **Marty Penix and Jimmy Deatrick** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Marty Penix and Jimmy Deatrick**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 435 on Plan of Edge-O-Lake Estates, Section 6 of record in Plat Book 3700, Page 15 and 16, said Register's Office to which reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Beverly Williams-Lockhart by Warranty Deed from Lynn Dorweiler, unmarried dated July 19, 1998 and recorded August 2, 1996 in Book 10144, Page 274, in the Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 10144, Page 274, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **Marty Penix and Jimmy Deatrick**, his/her/their successors and assigns, whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 17th day of August, 2000.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 17th day of August, 2000, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

Notary Public

TRACY L. SHARP NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 4-12-2003

My Commission Expires: 4-12-03

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STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 73,864.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 17th DAY OF AUGUST 2000.

Notary Public

TRACY L. SHARP NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 4-12-2003

My Commission Expires: 4-12-03

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MSP No.: 341.004964TN (Lockhart)
Lender Loan No.: 1452169
Property Address: 2509 Sleepy Hallow Drive, Nashville, TN 37217
Tax Parcel ID No.: 149-03;26.00

Mail Tax Notices To and Property Owner:
Marty Penix and Jimmy Deatrick
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122