This Instrument was Prepared by:
Frank W. Ziegler, III, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1300
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
James L. Deatrick, Jr. & Marty L. Penix
1285 N. Mt. Juliet Road
Mt. Juliet, TN 37122
SEND TAX BILLS:

SAME

86-04-B-26-C0

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,100.00

AFFIANT

Subscribed and sworn to before me this the 27th day of June, 2002.

NOTARY PUBLIC
Deputy Register

My Commission Expires: _____

Davidson County DEEDTRS
Recvd: 06/28/02 10:57 2pgs
Fees:13.00 Taxes:296.37

20020628-0078186

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23rd day of August, 2000, Larry W. Price, executed a Deed of Trust to Kim Boles, to secure a promissory note of even date in the amount of $234,315.65, payable to the order of Associates Financial Services of America, Inc. as fully set out as Instrument No. 200008290085264, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Kim Boles, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record as Instrument No. 20020107-0002248, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and CitiFinancial, Inc. successor in interest to Associates Financial Services of America, Inc. the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on May 30, June 6 & 13, 2002, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Thursday, June 27, 2002, at 3:50 p.m. at the main front door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, James L. Deatrick, Jr. and Marty L. Penix was the highest and best bidder, the amount of their bid being in the sum of Eighty Thousand One Hundred Dollars and 00/100 ($80,100.00) dollars,; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Eighty Thousand One Hundred Dollars and 00/100 ($80,100.00) dollars, cash in hand paid, as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto James L. Deatrick, Jr. and Marty L. Penix hereinafter known as the Grantee, their heirs and assigns a certain tract of land in Davidson County, Tennessee, described as follows:

(LEGAL DESCRIPTION:
LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN HERMITAGE IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE AND BEING DESCRIBED IN A DEED DATED 08/07/98 AND RECORDED 08/18/98, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:
BOOK 11071 PAGE 466
BEING LOT NO. 123, ON THE PLAN OF SECTION ONE, SUNSET OAKS, OF RECORD IN PLAT BOOK 7900, PAGE 600, 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 LARRY W. PRICE FROM LINDA RIGSBY HUDSON FKA LINDA RIGSBY FILED ON 06-18-98 IN DEED BOOK 11071 PAGE 466)

The street address of the Property is believed to be 5005 Sunset Way, Hermitage, Tennessee 37076, but such address is not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record as Instrument No. 200008290085264, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Grantee, their heirs and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 27th day of June, 2002.

Robert P. Ziegler, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 27th day of June, 2002.

LAURA MARTIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires:
3-26-05