RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Marion U. Davis

GRANTEE(s)
Marty Penix

Davidson County DEEDTRS
Recvd: 04/28/05 12:51 3 pgs
Fees:18.00 Taxes:209.13
20050428-0047410

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 26, 1998 and recorded November 4, 1998, at Book 11187, Page 46 in the Register's Office of Davidson County, Tennessee, Marion U. Davis conveyed to Mary L. Aronov, as Trustee for One Stop Mortgage, Inc., a Wyoming 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 **ROBERT M. WILSON, JR.** as Successor Trustee by instrument of record recorded on June 10, 2003 as Instrument No. 20030610-0079559 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 said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on April 13, 2005 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, 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 Marty Penix, at and for the sum of $56,521.00, 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 Marty Penix of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Marty Penix, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot Number 2 Hydes Ferry Park Subdivision, of record in Book 2330, Page 110, Register's Office for said county. Said Lot Number 2 fronts 118 feet on the Northerly side of Emerald Drive and runs back 303 feet on the Westerly line and 360.4 feet on the Easterly line to a dead line measuring 131.2 feet thereon. Being the same property conveyed to Fred A. Davis and wife, Marion U. Davis by deed from W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge of record in Book 2750, Page 561, Register's Office for Davidson County, Tennessee, the said Fred A. Davis, a/k/a Fred Anderson Davis having since died.

Commonly known as: 1625 Emerald Drive, Nashville, Tennessee 37218.

Tax Parcel No.: 69-15-07.00

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 Marty Penix, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 27 day of April, 05.

TRICIA FREDINBURG
NOTARY PUBLIC-STATE OF ARKANSAS
PULASKI COUNTY
My Commission Expires 07-20-14

Robert M. Wilson, Jr.
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Robert M. Wilson, Jr., as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 27 day of April, 05.

TRICIA FREDINBURG
NOTARY PUBLIC-STATE OF ARKANSAS
PULASKI COUNTY
My Commission Expires 07-20-14

Notary Public

My Commission Expires: _____

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 $56,521.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marty Penix

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 56,521.00
Marty Penix
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 26 DAY OF April 20 05
Deputy Register

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Marty Penix
3735 North Mt. Juliet, Suite 101
Mt. Juliet, Tennessee 37122

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