This instrument prepared by:
I. DYKE TATUM
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID # 075 08 0A 006.00
101 BROOKE CASTLE DRIVE
HERMITAGE, TENNESSEE 37076

NO MORTGAGE
New Owner - Send Tax Bills:
MARTY PENIX
3735 N. MOUNT JULIET RD., SUITE 101
MT. JULIET, TN 37122

Davidson County DEEDTRS
Recvd: 03/30/06 11:00 2 pgs
Fees:13.00 Taxes:89.17
20060330-0036059

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 23, 1993**, **PHILLIP STEPHEN FREEMAN**, was named Trustee in a Deed of Trust of even date executed by **PHILLIP VADEN, UNMARRIED**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$43,950.00** principal and interest at **6.5%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 9173 PAGE 855 AND RE-RECORDED IN INSTRUMENT NO. 20060126-0010053,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES OR I. DYKE TATUM, EITHER OF WHOM MAY ACT**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20060203-0013425**, in the Register's Office for **DAVIDSON** County, Tennessee; I, **I. DYKE TATUM**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **FEBRUARY 10, 2006/ FEBRUARY 17, 2006/ FEBRUARY 24, 2006**. In **NASHVILLE BUSINESS JOURNAL**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, MARCH 24, 2006, AT 10:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501, (ENTER THE NORTHWEST ENTRANCE NEAR SIXTH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. I, I. DYKE TATUM** as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **MARTY PENIX, 3735 N. MOUNT JULIET RD., SUITE 101, MT. JULIET, TN 37122** submitted the highest and best bid in the amount of **$24,100.00**

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **MARTY PENIX,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING UNIT 101, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF BROOKE CASTLE, AS OF RECORD IN PLAT BOOK 6250, PAGE 627, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP VADEN BY DEED OF RECORD IN BOOK 6671, PAGE 900, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **MARTY PENIX**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **MARCH 29, 2006**

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **I. DYKE TATUM**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **MARCH 29, 2006**

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$24,100.00**

Affiant

Subscribed and sworn to before me, this **29th day of MARCH 2006**

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

RETURN TO:
I. DYKE TATUM
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228