RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Pamela Cunningham Epps and Todd Epps

GRANTEE(s)
Marty Penix and James Deatrick, Jr.

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

Davidson County DEEDTRS
Recvd: 07/31/06 11:39 2 pgs
Fees:13.00 Taxes:269.00
20060731-0092218

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 18, 1999 and recorded November 30, 1999, at Book 11762, Page 157 in the Register's Office of Davidson County, Tennessee, Pamela Cunningham Epps and Todd Epps conveyed to John Lowe, as Trustee for EQCC of TN, Inc., 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 **AARON SQUYRES** as Successor Trustee and **BRIAN J. BRUMBACK** as Co-Trustee by instrument of record recorded on June 26, 2006 as Instrument No. 20060626-0076128 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 July 26, 2006 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 and James Deatrick, Jr., at and for the sum of $72,703.61, 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 and James Deatrick,Jr. 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 and James Deatrick, Jr., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 43 on the Plan of Section I, Fair Oaks Subdivision, of record in Book 4175, Pages 42 and 43, Register's Office, Davidson County, Tennessee, in which plan reference is here made for a more complete legal description. Being all the same property conveyed to Pamela Cunningham, unmarried, by Deed from Rhett Davis and wife, Laurie Davis of record in Book 6746, Page 9 Register's Office for Davidson County, Tennessee. Being further conveyed unto Pamela Cunningham Epps and Todd Epps, wife and husband as tenants by entireties by QuitClaim Deed from Pamela Cunningham Epps, f/k/a Pamela Cunningham, of record in Book 11762, Page 155, said Register's Office.
>
> Commonly known as: 261 Delvin Drive, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 16206006600

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 James Deatrick, Jr., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 28 day of July 2006.

Brian J. Brumback, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Brian J. Brumback, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 28 day of July 2006.

Notary Public

My Commission Expires: ~~Shannon L. Defoor~~
NOTARY PUBLIC
Saline County, Arkansas
My Commission Exp. 8-10-2011

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 $72,703.61, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marty Penix

James Deatrick, Jr.

ACKNOWLEDGMENT

STATE OF Tn

COUNTY OF Wilson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Marty Penix & Jimmy Deatrick, 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 Mt. Juliet, Tn this 31st day of July, 2006.

Barbara C. Parrish
Notary Public

My Commission Expires: 4-28-2008

BARBARA C. PARRISH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Marty Penix and James Deatrick,Jr.
1285 North Mount Juliet Road
Mt. Juliet , Tennessee 37122