SUCCESSOR TRUSTEE'S DEED

STATE OF Tennessee)
COUNTY OF Rutherford)

Davidson County DEEDTRS
Recvd: 06/26/07 10:25 3 pgs
Fees:18.00 Taxes:227.13
20070626-0076105

The actual consideration or value, whichever is greater, for this transfer is $61,387.00.

Subscribed and sworn before me this the 19 day of June, 2007.

Maryanna Gould
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 2/22/2010
RUTHERFORD COUNTY

Notary Public

My commission expires: 2/22/2010

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Marty Penix	Marty Penix	Parcel No.: #108/12/0/A/1.00CO
3738 N. Mt. Juliet Road Suite 101	3738 N. Mt. Juliet Road Suite 101	
Mt. Juliet, Tennessee 37122	Mt. Juliet, Tennessee 37122	

WHEREAS, William Edward Collins, by Deed of Trust (the "Deed of Trust") dated July 13, 2006, of record in as Instrument No. 20060724-0088627, in the Register's office for Davidson County, Tennessee, conveyed to J. Phillip Jones, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Novastar Mortgage, Inc.; and

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded as Instrument No. 20070510-0056069 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record newspaper on May 18, 2007, May 25, 2007 and June 1, 2007; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the **Davidson County Register of Deeds at the Gaylord Entertainment Center located at 501 Broadway, Nashville, Tennessee 37203**, at 11:00 a.m. on June 8, 2007, and Marty Penix (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Sixty One Thousand, Three Hundred Eighty Seven Dollars and No Cents ($61,387.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 1319 Quail Valley Road, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, his successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 18th day of June, 2007 at 11:45 a.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 18th day of June, 2007 at 11:45 a.m. CDT.

My commission expires: 2/25/2013

Notary Public

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25 2013.

EXHIBIT "A"

The following described Real Estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 1, Lot No. 52, in a horizontal property regime as shown on the condominium site plan, Section 4, Phase VII, Quail Valley, as of record in Plat Book 5200, Pages 522 & 523, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Edward Collins by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development recorded 06/09/1994 in Deed Book 9373, Page 372, in the Register's Office of Davidson County, Tennessee.

Return to:
Advantage Title & Escrow
3735 N. Mt. Juliet Rd.
Ste. 202
Mt. Juliet, TN 37122