RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lauren Stallworth

GRANTEE(s)
Marty Penix - 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: 01/24/08 12:27 2 pg
Fees:13.00 Taxes:489.55
20080124-0007581

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 2, 2005 and recorded April 13, 2005, as Instrument No. 20050413-0041273 in the Register's Office of Davidson County, Tennessee, Lauren Stallworth conveyed to Peter C. Ensign, as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as Nominee for American Mortgage Network, Inc., and American Mortgage Network Inc.'s Successors and Assigns, 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 **BILLY GLASS** as Co-Trustee by instrument of record recorded on November 13, 2007 as Instrument No. 20071113-0132917 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 January 9, 2008 at the SOMMET 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 - James Deatrick, Jr., at and for the sum of $132,312.00, 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 - 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 - James Deatrick, Jr., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Lot 81, CAMBRIDGE FOREST, Phase Four, as shown on plats of record in Instrument No. 200208130098017, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Beazer Homes Corp, dba Phillips Builders, from Danco Property Investments, LLC, by Deed dated 1/28/2002, of record under instrument no. 20020208-017194 in the Office of the Clerk of Davidson County, Tennessee. Being further conveyed to Lauren Stallworth , a single person by Warranty Deed dated 03/02/05, of record in Instrument 20050413-0041272, register's office for said county.

Parcel number: 149 15 0A 358.00

Commonly known as: 2452 Edencrest Drive, Antioch, Tennessee 37013.

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 - 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 9th day of January, 2008.

Billy Glass, Co-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, Billy Glass, 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 9th day of January, 2008.

Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

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 $132,312.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marty Penix - James Deatrick, Jr.

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Marty Penix & James 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 24 day of January, 2008.

Barbara C. Parrish

Notary Public

My Commission Expires: 5/28/2008

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

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Marty Penix - James Deatrick, Jr
3735 N. Mt Juliet Road
Suite 101
Mt. Juliet, TN 37122