RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Shawn Scruggs and Tabitha Scruggs

GRANTEE(s)
MartyPenix - 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: 03/05/08 12:40 2 pgs
Fees:13.00 Taxes:330.23
20080305-0022140

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 30, 2006 and recorded June 13, 2006, as Instrument No. 20060613-0070154 in the Register's Office of Davidson County, Tennessee, Shawn Scruggs and Tabitha Scruggs conveyed to Netco, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Mortgage Lenders Network USA, Inc. and Mortgage Lenders Network USA, 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on February 20, 2008 as Instrument No. 20080220-0016549 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 February 27, 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 MartyPenix - James Deatrick Jr, at and for the sum of $89,251.00, 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 MartyPenix - 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 MartyPenix - James Deatrick Jr, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 262, ON THE PLAN OF PHASE 2, VILLAGES OF LONG HUNTER P.U.D., AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20010907-0097328.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20010531-0056382; CHARTER OF RECORD IN INSTRUMENT NUMBER 20010531-0056381; HOMEOWNER'S COMMON AREA OF RECORD IN INSTRUMENT NUMBER 200011204-0132938 AND, ANY AND ALL MATTERS AS SHOWN ON PLAT BOOK INSTRUMENT NUMBER 20020515-0059732; ALL IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SHAWN SCRUGGS, A MARRIED MAN, BY DEED DATED MAY 9, 2003, FROM OLE SOUTH PROPERTIES, INC., OF RECORD IN DOCUMENT NUMBER 200305130064220, OFFICE OF THE DAVIDSON COURT CLERK.

Commonly known as: 1109 South Hampton Close, Antioch, Tennessee 37013.

Tax Parcel No.: ~~150.00~~ 151-10-0A-150.00-CO

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 MartyPenix - 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 27 day of Feb, 08.

Matthew Smith, 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, Matthew Smith, 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 27 day of Feb, 08.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC - STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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 $89,251.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MartyPenix

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 13rd day of March, 2008.

Notary Public

My Commission Expires: 7-24-11

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.