RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Julie C. Moore and Markeo D. Moore

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

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: 05/14/08 10:24 2 pg:
Fees:13.00 Taxes:430.31
20080514-0049467

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 19, 2004 and recorded August 13, 2004, as Instrument No. 20040813-0098426 in the Register's Office of Davidson County, Tennessee, Julie C. Moore and Markeo D. Moore conveyed to Michael T. Bates, as Trustee for Mortgage Electronic Registration Systems, Inc, a separate corporation that is acting solely as a nominee for Sebring Capital Partners, Limited Partnership and Sebring Capital Partners, Limited Partnership'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 April 16, 2008 as Instrument No. 20080416-0038546 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 May 7, 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 James Deatrick, Jr. and Marty Penix, at and for the sum of $116,300.00, 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 James Deatrick, Jr. and Marty Penix 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 James Deatrick, Jr. and Marty Penix, its successors and assigns, the property above mentioned and now further described as being inDavidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Phase Four, Cambridge Forest of record in Instrument No: 20020813-0098017, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Commonly known as: 3024 Bromley Way, Antioch, Tennessee 37013.
>
> Tax Parcel No.: ~~3640060~~ 149 150A - 364

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

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 8th day of May, 2008.

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 8th day of May, 2008.

Melissa G. Rudder
Notary Public

My Commission Expires:

MELISSA G. RUDDER
Notary Public-Arkansas
"Pulaski County"
My Commission Expires 9-08-2014

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 $116,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Deatrick, Jr.

Marty Penix
Marty Penix

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, James Deatrick + Marty Penix 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 this 13 day of May, 2008.

Barbara C. Parrish
Notary Public

My Commission Expires: March 5, 2012

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

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