SUCCESSOR TRUSTEE'S DEED

STATE OF Arkansas)
COUNTY OF Pulaski)

BILL GARRETT, Davidson County
Trans:T20090035297 DEEDTRS
Recvd: 05/29/09 09:01 3 pgs
Fees:18.00 Taxes:166.50
20090529-0049293

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Subscribed and sworn before me this the 15th day of May, 2009.

Sarah Alt
Notary Public

SARAH ALT
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County

My commission expires: 9/9/18

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 3650 North Mt. Juliet Road Mt. Juliet, Tennessee 37122	Marty Penix 3650 North Mt. Juliet Road Mt. Juliet, Tennessee 37122	108-16-337.00

WHEREAS, Catherine Price, by Deed of Trust (the "Deed of Trust") dated March 4, 2003, of record as Instrument No. 20030411-0048500, in the Register's office for Davidson County, Tennessee, conveyed to Transcontinental Title, 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 James B. Nutter & Company;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded as Instrument No. 20090331-0028713 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 Davidson A.M. newspaper on April 10, 2009; April 17, 2009 and April 24, 2009; 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 in Nashville, Tennessee, at 11:00 a.m. on May 1, 2009, and Marty Penix (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Forty Five Thousand Dollars and No Cents ($45,000.00).

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: 920 Hammack Drive, 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, its 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 15th day of May, ___ at 2:15 p.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 15th day of May, 2009 at 2:20 p.m. CDT.

My commission expires: 9/9/18

Notary Public

SARAH ALT
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County

EXHIBIT A

Land in Davidson County, Tennessee, BEING Lot No. 107B, on the Zone Lot Division of Lot Nos. 105 through 110, Percy Priest Woods, Section 4, as of record in Plat Book 6250, page 843, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.