31-B
Burr

This Instrument Prepared By:
David W. Houston, IV
Burr & Forman LLP
700 Two American Center
3102 West End Avenue
Nashville, Tennessee 37203

Davidson County DEEDTRS
Recvd: 11/25/08 08:31 4 pgs
Fees:23.00 Taxes:802.90
20081125-0115286

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Renasant Bank 1816 Hayes Street Nashville, TN 37203	SAME	94-2-17.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in that certain Real Estate Deed of Trust dated February 24, 2005, to R. Rick Hart, Trustee, executed by James M. Wingo ("Grantor"), as same appears of record as Instrument No. 20050225-0020998, as modified by that certain Modification of Deed of Trust of record as Instrument No. 20051114-0136655, as further modified by that certain Modification of Deed of Trust of record as Instrument No. 20060310-0028180, as further modified by that certain Modification of Deed of Trust of record as Instrument No. 20070404-0040435, and as further modified by that certain Modification of Deed of Trust of record as Instrument No. 20071012-0121455, Register's Office for Davidson County, Tennessee (collectively, the "Deeds of Trust"), conveying certain real property (the "Property") to secure the payment of certain indebtedness described in the Deeds of Trust; and

WHEREAS, the entire indebtedness secured by the Deeds of Trust has matured and is past due and unpaid; and

WHEREAS, as of October 22, 2008, at 5:00 p.m., there were no state or federal tax liens filed against James M. Wingo in said Register's Office; and,

WHEREAS, Renasant Bank, as the beneficiary in the Deeds of Trust and as the lawful owner and holder of the obligations secured by the Deeds of Trust, removed R. Rick Hart as Trustee and appointed David W. Houston, IV as Successor Trustee by instrument of record in Instrument Number 20080819-0085307, said Register's Office; and

WHEREAS, David W. Houston, IV, Successor Trustee, caused certain real property described in the Deeds of Trust (the "Property") to be advertised in accordance with the provisions of the Deeds of Trust, advertising that the Property would be sold at 12:00 noon on November 21, 2008 at the front door of the office of the Davidson County Register of Deeds, Sommet Center, 501 Broadway, Nashville, Tennessee 37203 to the highest and best bidder for cash; free from equity of redemption, statutory right of redemption, homestead, dower, elective or distributive share and all other exemptions of any kind, all of which are expressly waived in the Deeds of Trust (the "Foreclosure Notice"), and published the Foreclosure Notice in the

Tennessean on October 31, 2008, November 7, 2008, and November 14, 2008, and noticed Grantor and all parties interested in accordance with the provisions of the Deeds of Trust and applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared and offered the Property for sale at public outcry and the highest and best bid received was the sum of Two Hundred Seventeen Thousand Dollars and no/100 ($217,000.00) by Renasant Bank (hereinafter referred to as the "Grantee") and the Property was sold to the Grantee for said amount.

NOW, THEREFORE, in consideration of the premises and sum of Two Hundred Seventeen Thousand Dollars and no/100 ($217,000.00) paid by the Grantee, David W. Houston, IV, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors, heirs and assigns, certain tracts or parcels of land situated in Davidson County, Tennessee, and described as follows:

See Attached Exhibit A

To have and to hold the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, heirs and assigns forever.

It is the intention of the Successor Trustee only to convey to Grantee such title in the Property that he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This sale is subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the liens of said Deeds of Trust.

WITNESS my hand this 21st day of November, 2008.

David W. Houston, IV, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, David W. Houston, successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of November, 2008.

KELLYE W. RAIFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 14, 2012

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is Two Hundred Seventeen Thousand Dollars and no/100 ($217,000.00).

Affiant

Sworn to and subscribed before me this 21st day of November, 2008.

KELLYE W. RAIFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 14, 2012

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Edgefield Land Company's First Addition, of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Wingo, unmarried, by deed from Peggy J. Bowen of record in Instrument Number 20050225-0020997, Register's Office for Davidson County, Tennessee.

This is improved property known as 1612 Long Avenue, Nashville, Tennessee 37206 (the "Land").

Together with the buildings, improvements, and fixtures thereon, and all appurtenances, hereditaments, estate, title, interest, insurance proceeds, condemnation awards and payments thereon.