Davidson County DEEDTRS
Recvd: 12/15/08 15:59 4 pgs
Fees:23.00 Taxes:241.43
20081215-0120242

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

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Renasant Bank 1816 Hayes Street Nashville, TN 37203	SAME	060-160-156.00

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 November 20, 2005, to R. Rick Hart, Trustee, executed by Johnnie Dalton ("Grantor"), as same appears of record as Instrument No. 20061127-0145753, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), conveying certain real property (the "Property") to secure the payment of certain indebtedness described in the Deed of Trust; and

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

WHEREAS, as of November 12, 2008, at 5:00 p.m., there were no state or federal tax liens filed against Johnnie Dalton in said Register's Office; and,

WHEREAS, Renasant Bank, as the beneficiary in the Deed of Trust and as the lawful owner and holder of the obligations secured by the Deed of Trust, removed R. Rick Hart as Trustee and appointed David W. Houston, IV as Successor Trustee by instrument of record in Instrument Number 20081113-0112340, said Register's Office; and

WHEREAS, David W. Houston, IV, Successor Trustee, caused the Property to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 12:00 noon on December 12, 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 current and future homestead exemption, curtesy, dower, appraisement, marshalling of liens and assets rights and all statutory rights of redemption, all of which are expressly waived in the Deed of Trust (the "Foreclosure Notice"), and published the Foreclosure Notice in the Tennessean on November 21, 2008, November 28, 2008, and December 5, 2008, and noticed Grantor and all parties interested in accordance with the provisions of the Deed 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 Sixty-Five

Thousand Two Hundred Fifty Dollars and no/100 ($65,250.00) 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 recitals contained hereinabove and the sum of Sixty-Five Thousand Two Hundred Fifty Dollars and no/100 ($65,250.00) paid by the Grantee, David W. Houston, IV, Successor Trustee, has this day bargained and sold and, in accordance with the recitals above, does transfer and convey to Grantee, its successors 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 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 15th day of December, 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, IV, 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 4th day of December 2008.

NOTARY PUBLIC

KELLYE W. RAIFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires MAY 14, 2012

My Commission Expires:_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is Sixty-Five Thousand Two Hundred Fifty Dollars and no/100 ($65,250.00).

Affiant

Sworn to and subscribed before me this 4th day of December, 2008.

NOTARY PUBLIC

KELLYE W. RAIFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires MAY 14, 2012

My Commission Expires:_____

EXHIBIT A

Being Lot No. 253 on the Plan of Joywood Heights Section II, as of record in Book 1130, Page 92 and 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Johnnie Dalton, by special warranty deed from Wells Fargo Bank, N.A. of record in Instrument Number 20061127-0145752, as corrected by that certain Corrected Special Warranty Deed of record as Instrument Number 20061222-0158529, Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Dellway Drive, Nashville, Tennessee 37207 (the "Land").

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