PICK-UP

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

BILL GARRETT, Davidson County
Trans:T20090030869 DEEDTRS
Recvd: 05/08/09 15:44 4 pgs
Fees:23.00 Taxes:495.80
20090508-0042727

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Renasant Bank 1820 West End Avenue Nashville, TN 37203	SAME	061-110-287.00

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 October 17, 2006, to R. Rick Hart, Trustee, executed by Robert N. Hoff and Karen E. Hoff (collectively, "Grantor"), as same appears of record as Instrument Number 20061020-0130298, Register's Office for Davidson County, Tennessee (collectively, 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 April 8, 2009, at 5:00 p.m., there were no state or federal tax liens filed against Robert N. Hoff or Karen E. Hoff 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 20090206-0010625, said Register's Office; and

WHEREAS, David W. Houston, IV, Successor Trustee, caused certain real property described in the Deed of Trust (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 May 8, 2009 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 all 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 April 17, 2009, April 24, 2009, and May 1, 2009, 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 One Hundred

Thirty-Four Thousand Dollars and no/100 ($134,000.00) 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 One Hundred Thirty-Four Thousand Dollars and no/100 ($134,000.00) 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 Deed of Trust.

WITNESS my hand this 8th day of May, 2009.

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 8th day of May 2009.

Kelly W. Raiford
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 One Hundred Thirty-Four Thousand Dollars and no/100 ($134,000.00).

Alisa C Peters
Affiant

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

Sworn to and subscribed before me this 8th day of May, 2009.

Kelly W. Raiford
NOTARY PUBLIC

My Commission Expires:_____

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot "A" on the plan of Kennedy and Graves Subdivision of Monte Vista as of record in Book 421, page 143, of the Register's Office for said County and State, described according to a copy of a survey thereof made June 6, 1938, by S.M. McMurray Engineering Company as follows:

Beginning at a point in the southerly margin of McAlpine Avenue at a cut on the sidewalk, which point in south 62 deg. 5 min. 159.5 feet east of the southeast intersection of McAlpine Avenue and the Gallatin Road; Thence south 19 deg. west 271.6 feet to an iron pin; thence south 62 deg. 5 min. east 61.4 feet to an iron pin; thence North 20-1/4 deg. East 271.2 feet to an iron pin set in the south margin of McAlpine Avenue; thence north 62 deg 5 min west with the southerly margin of McAlpine Avenue 65 feet to the point of beginning.

Being the same property conveyed to Robert N. Hoff and Karen E. Hoff, husband and wife from Kenneth Zacemba and Lisa Zacemba, husband and wife by warranty deed dated October 12, 2006, recorded in Instrument No. 20061020-0130297, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1102 McAlpine Avenue, Nashville, Tennessee 37216.

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