Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Renasant Bank Attention: Robert Bearden 1820 West End Avenue Nashville, TN 37203	Same	117-05-0-004.00
This instrument prepared by: Bradley Arant Boult Cummings, LLP (CSS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Clara D. Brown, by Deed of Trust dated August 25, 2006, of record as Instrument No. 20060906-0110290, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), transferred and conveyed to R. Rick Hart, Trustee, the property described in Exhibit "A" hereto (the "Property"); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Successor Trustee being of record as Instrument No. 20090414-0033622, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at the main door of the Davidson County Courthouse located at 1 Public Square, in Nashville, Tennessee, when and where Renasant Bank ("Grantee"), became the last and highest bidder for cash at the price of One Million Two Hundred Sixteen Thousand and No/100 Dollars ($1,216,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which

BILL GARRETT, Davidson County
Trans:T20090036822 DEEDTRS
Recvd: 06/03/09 14:14 3 pgs
Fees:18.00 Taxes:4499.20
20090603-0051289

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,216,000.00.

Affiant

Subscribed and sworn to before me, this the 3RD day of June, 2009.

NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES JULY 25, 2009

JUDY R. MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

2129779 v1
106550-013

are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to Grantee and Grantee's heirs, successors and/or assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

This is improved property known as 713 Lynnbrook Road, Nashville, Davidson County, Tennessee.

Words used herein indicating number or gender shall be read as context may require.

Dated this 3rd day of June, 2009.

Charles S. Sanger, Trustee

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dolley N. Rennie, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2009.

DOLLEY N. RENNIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Dolley N. Rennie
Notary Public
My Commission Expires: 5/22/2010

EXHIBIT "A"

Land in the City of Nashville, in the County of Davidson, State of Tennessee, being the South 60 feet of Lot No. 3 and the North 20 feet front and 14 feet rear of Lot No. 4 of Block "J" on the Map of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, said Register's Office.

Said parts of said lots adjoin and front together 80 feet on the westerly side of Lynnbrook Road, formerly Stokes Avenue, and run back between lines 221 feet 3 inches to the easterly margin of an alley, on which they measure 74 feet.

Being the same property conveyed to Clara D. Brown, by deed of record as Instrument No. 20051017-0124679, said Register's Office.