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:T20090040139 DEEDTRS
Recvd: 06/16/09 15:30 4 pgs
Fees:23.00 Taxes:802.90
20090616-0056058

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Renasant Bank 1820 West End Avenue Nashville, TN 37203	SAME	117-110-104.00

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 16, 2007, to R. Rick Hart, Trustee, executed by John C. Taylor ("Grantor"), as same appears of record as Instrument Number 20070223-0022892, 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 May 13, 2009, at 5:00 p.m., there were no state or federal tax liens filed against John C. Taylor 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 20090109-0002381, 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 June 12, 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 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 May 22, 2009, May 29, 2009 and June 5, 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 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 Deed of Trust.

WITNESS my hand this 15th day of June, 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. Hauston 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 15 day of June, 2009.

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

Kellye W. Raiford
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).

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 15th day of June, 2009.

Kellye W. Raiford
NOTARY PUBLIC

My Commission Expires:_____

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 18B on the Final Plat of Resubdivision of Glen Echo Subdivision as of record as Instrument No. 20060502-0050215, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to John Taylor, unmarried, by deed of record in Instrument No. 20070223-0022890, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 1738 Hillmont Drive, Nashville, Tennessee 37215.

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