BILL GARRETT, Davidson County
Trans:T20100006244 DEEDTRS
Recvd: 02/01/10 15:23 3 pgs
Fees:18.00 Taxes:177.56
20100201-0008080

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47,989.93.

Amy L. Wood

Subscribed and sworn to before me on this 1st day of February, 2010.

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 9/3/12

This Instrument Was Prepared By:
Amy L. Wood
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, TN 37203

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Renasant Bank 1808 West End Ave., Suite 600 Nashville, TN 37203	Renasant Bank 1808 West End Ave., Suite 600 Nashville, TN 37203	094 010 336.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Aaron G. Ochoa, by Deed of Trust (the "Deed of Trust") dated June 4, 2007, of record at Instrument Number 20070608-0068962 Register's Office for Davidson County, Tennessee, conveyed to Capital Bank & Trust Company and R. Rick Hart, Trustee, and thereafter Amy L. Wood, Esq., as Successor Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Capital Bank & Trust Company:

WHEREAS, Renasant Bank is the current owner, holder and beneficiary of said Note aforesaid, secured by the Deed of Trust aforesaid, as successor by merger with Capital Bank & Trust Company; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument No. 20090910-0084975, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson County A.M. on January 8, January 15 and January 22.

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front steps of the Davidson County Courthouse in Nashville, Tennessee on or about 10:30 am, January 29, 2010, and Renasant Bank (hereinafter "Grantee") being the highest and best bidders thereof, became the purchaser of said property for the sum of Forty Seven Dollars and 93/100 ($47,989.93) Dollars.

NOW, THEREFORE, Amy L. Wood, in her capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, their successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 58 on the Plan of Shelby Heights as shown on plat of record in Book 2330, page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Aaron G. Ochoa by Limited Warranty Deed dated June 4, 2007 from Capital Bank & Trust Company of record at Instrument Number 20070608-0068961 at the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and other exemptions, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in her capacity as Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein.

The above described property is hereby transferred subject to any and all unpaid taxes, any matter on any applicable recorded plat, restrictions, easements and building setback lines, and to any prior or superior liens, judgments or Deeds of Trust.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 1st day of February, 2010.

Amy L. Wood, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 1st day of February, 2010, before me personally appeared Amy L. Wood, Substitute Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 1st day of February, 2010.

Notary Public My Commission Expires: 9/3/12

