BILL GARRETT, Davidson County
Trans:T20100010931 DEEDTRS
Recvd: 02/24/10 13:04 3 pgs
Fees:18.00 Taxes:1206.32
20100224-0014031

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $326,031.49.

Amy L. Wood

Subscribed and sworn to before me on this 24 day of February 24th, 2010.

Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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

Address of New Owner:
Renasant Bank
1808 West End Ave., Suite 600
Nashville, TN 37203

Send Tax Bills to:
Renasant Bank
1808 West End Ave., Suite 600
Nashville, TN 37203

Map-Parcel:
83-10-197

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, David Peter Green and wife Tammi Green, by Deed of Trust (the "Deed of Trust") dated May 19, 2006, of record, Instrument Number 20060524-0061223, Register's Office for Davidson County, Tennessee, conveyed to Capital Bank & Trust Company and R. Rick Hart, Trustee, the hereinafter described real property to secure the payment of a certain Note (the "Note") described in the Deed of Trust, which Note was payable to Capital Bank & Trust Company; and

WHEREAS on the 10th day of April, 2007 said note was assumed by an Assumption Agreement ("Assumption Agreement") executed by Aaron G. Ochoa, on the 24th day of April, 2007, which is of record at Instrument Number 20070530-0064190 at the Register's Office for Davidson County, Tennessee, and on the 24th day of April, 2007, Aaron G. Ochoa, executed a Modified Deed of Trust ("Modified Deed of Trust") to Trustee which is of record at Instrument Number 20070530-0064191 at the Register's Office for Davidson County, Tennessee

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 Successor Trustee by the owner and holder of the Note by an instrument of record, Instrument Number *_____, Register's Office for said County; and *20100224-0014030

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 AM on February 5th, February 12th and February 19, 2010; and

WHEREAS, the Successor 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, Davidson County, Tennessee on or about 10:30 am., February 23, 2010, and Renasant Bank being the highest and best bidders thereof, became the purchaser of said property for the sum of Three Hundred Twenty Six Thousand Thirty One and 49/100 ($326,031.49) Dollars.

NOW, THEREFORE, Amy L. Wood, in her capacity as Successor 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 Land in Davidson County, Tennessee, being Lot. No. 2 on the Plan of Lindsley's Subdivision of the Caldwell Tract of record in Chancery Court Plat Book 2, Page 24, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Aaron G. Ochoa by Warranty Deed from David Peter Green and wife Tami Green, of record in Instrument No. 20060213-0017103, in 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 24th day of February, 2010.

Amy L. Wood, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 24 day of February, 2010, before me personally appeared Amy L. Wood, Successor 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 24. day of February, 2010.

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 9/3/12