BILL GARRETT, Davidson County
Trans:T20100016976 DEEDTRS
Recvd: 03/23/10 15:14 4 pgs
Fees:23.00 Taxes:666.00
20100323-0021788

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

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Renasant Bank 1820 West End Avenue Nashville, TN 37203	SAME	053-120-071.00 053-120-072.00

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 September 3, 2004, to R. Rick Hart, Trustee, executed by Mid-Cumberland Development, Inc., said instrument being of record as Instrument Number 20040909-0108915, as modified by that certain Modification of Note, Real Estate Deed of Trust and Related Loan Documents of record as Instrument Number 20050512-0053907, as further modified by that certain Modification of Deed of Trust of record as Instrument Number 20051102-0132882, and as further modified by that certain Modification of Deed of Trust of record as Instrument Number 20051230-0156611, all recorded in the 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 Deeds of Trust,

WHEREAS, the entire indebtedness secured by the Deed of Trust has matured and is past due and unpaid; and

WHEREAS, as of February 17, 2010, at 5:00 p.m., there were no state or federal tax liens filed against Mid-Cumberland Development, Inc. 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 20100125-0006180, 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 March 19, 2010 at the 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 February 26, 2010, March 5, 2010 and March 12, 2010, 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 Eighty Thousand Dollars and no/100 ($180,000.00) 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 Eighty Thousand Dollars and no/100 ($180,000.00) 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 23rd day of March, 2010.

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 23rd day of March, 2010.

KELLYE W. RAIFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires MAY 14, 2012

My Commission Expires:_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Eighty Thousand Dollars and no/100 ($180,000.00).

Affiant

Sworn to and subscribed before me this 23rd day of March, 2010.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 14, 2012

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot. No. 22 and the westerly one-half of Lot No. 23 of Block No. 3 on the plan of Dabbs & Elliott's Subdivision No. 1, Old Hickory, Tennessee, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 22 & part of Lot No. 23 fronts together 75 feet on the Northerly side of 26th Street & run back between parallel lines, with the easterly margin of an alley, 144 feet to an alley in the rear.

Being the same property conveyed to Mid-Cumberland Development, Inc., a Tennessee corporation by Warranty Deed in Instrument No. 20040909-0108914, said Register's Office.

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