BILL GARRETT, Davidson County
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Fees:18.00 Taxes:1137.75
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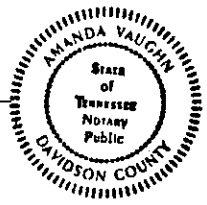
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $307,500.00

Affiant

Subscribed and sworn to before me on this 15th day of June, 2010.

Notary Public
My Commission Expires: 01/07/2013



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:
J. Seth Jennings and Williams Smallman P.O. Box 158444 Nashville, TN 37215	J. Seth Jennings 3812 Park Avenue Nashville, TN 37209	82-16 290.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Giachery Lizarraga and Holley Seals Lizarraga acting in their capacity as Member/Manager and Chief Manager, respectively, of Eastside Capital, LLC, by Deed of Trust (the "Deed of Trust") dated October 31, 2003, of record, Instrument Number 20031103-0160884, 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, 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 20091228-0117541, 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 Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor 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 May 28, 2010, June 4, 2010 and June 11, 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, Tennessee on or about 11:00 a.m., June 14, 2010, and J. Seth Jennings being the highest and best bidder thereof, became the purchaser of said property for the sum of Threee Hundred Seven Thousand Five Hundred and 00/100 ($307,500.00) 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 **J. Seth Jennings and William Smallman**, as tenants in common, their successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of the W.W. Totten property, a plan of which is of record in Book 57, Page 22, Register's Office for said County, more particularly described as follows:

Beginning at the northeast corner of the Boscobel Street and South 9th Street, thence with the easterly margin of said South 9th Street, northwardly 190 feet to an alley; thence with same eastwardly 100 feet; thence southwardly and parallel with said South 9th Street, 190 feet to the northerly margin of said Boscobel Street; thence with same westwardly 100 feet to the beginning.

Being the same property conveyed to Eastside Capital, LLC, a TN limited liability company, by Warranty Deed from Judy S. Wells, Trustee of the Landon and Cameron Trust recorded November 3, 2003 in Instrument No. 20031103-0160883, 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 Successor 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 15th day of June, 2010.

Amy L. Wood, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of June, 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 15th day of June, 2010.

Notary Public

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

My Commission Expires: 01/07/2013