STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20100037274 DEEDTRS
Recvd: 06/18/10 14:27 3 pgs
Fees:18.00 Taxes:66.60
20100618-0047744

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

Amy L. Wood

Subscribed and sworn to before me on this 15 day of June, 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
1820 West End Ave.
Nashville, Tennessee 37203

Send Tax Bills to:
New Owner

Map-Parcel:
081/403.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Reginald Perry, by Deed of Trust (the "Deed of Trust") dated September 25, 2006, of record, Instrument Number 20060918-0115364, 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 Substitute Trustee by the owner and holder of the Note by an instrument of record, Instrument Number 20100524-0039854, 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 am., June 15, 2010, and Renasant Bank being the highest and best bidders thereof, became the purchaser of said property for the sum of Eighteen Thousand and 00/100 ($18,000) 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 Renasant Bank, their successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the southerly 37 feet of Lot No. 3 on the Plan of Cephas Woodards Subdivision of Lots 5 and 6 of the Woodard Property, as record in Book 161, Page 174, Register's Office for Davidson County. Said southerly part of Lot No. 3 fronts 37 feet on the easterly side of Cephas Avenue, and runs back between parallel lines 115 feet to an alley.
>
> Being the same property conveyed to Reginald Perry, married, from Leland Watts, by Warranty Deed, of record in Instrument Number 200609180115363, said Register's Office.

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 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 My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN