STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BILL GARRETT, Davidson County
Trans:T20100061419 DEEDTRS
Recvd: 09/29/10 14:40 3 pgs
Fees:18.00 Taxes:277.50
20100929-0077576

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Amy L. Wood

Subscribed and sworn to before me on this 28th day of September, 2010.

Notary Public

My Commission Expires: 9/2/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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

| Address of New Owner: | Send Tax Bills to: | Map-Parcel: |
|---|---|---|
| Renasant Bank | Renasant Bank | |
| 1808 West End Ave., Suite 600 | 1808 West End Ave., Suite 600 | 072-10-0 099.00 |
| Nashville, TN 37203 | Nashville, TN 37203 | |

**SUCCESSOR TRUSTEE'S DEED**

WHEREAS, Brendan and Christine Callaghan, by Deed of Trust (the "Deed of Trust") dated March 30, 2007, of record at Instrument Number 20070404-0040297 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 Successor Trustee by the owner and holder of the Note by an instrument of record in Instrument No. 20100831-0069170, 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 A.M. on September 10, 2010, September 17, 2010 and September 24, 2010.

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., September 28, 2010, and Renasant Bank (hereinafter "Grantee') being the highest and best bidders thereof, became the purchaser of said property for the sum of Seventy Five Thousand and 00/100 ($75,000.00) 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 the Grantee, their successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Being the easterly 44.0 feet of Lot No. 5 on the Map of East Hill Addition as of record in Book 332, Page 33, Register's Office for Davidson County, Tennessee.
> Said part of Lot No. 5 fronts 44.0 feet on the northerly side of Delmas Avenue and runs back between parallel lines 191.0 feet to a dead line.
>
> Being the same property conveyed to Brendan P. Callaghan, married, from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington, D.C., by Cash Deed, of record in Instrument Number 20070404-0040296, said Register's Office.
>
> **This property is commonly known as 1025 Delmas Avenue, Nashville, Tennessee 37216.**

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 28th day of September, 2010.

Amy L. Wood, Successor Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this the 28th day of September, 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 28th day of September, 2010.

Notary Public My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN