BILL GARRETT, Davidson County
Trans:T20100063153 DEEDTRS
Recvd: 10/05/10 15:50 3 pgs
Fees:18.00 Taxes:222.44
20101005-0079835

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,119.16.

Amy L. Wood

Subscribed and sworn to before me on this 5th day of October, 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 & Williams, PLLC
1812 Broadway
Nashville, TN 37203

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Renasant Bank 1808 West End Ave., Suite 600 Nashville, TN 37203	Renasant Bank 1808 West End Ave., Suite 600 Nashville, TN 37203	69-16/59.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Reginald Perry, by Deed of Trust (the "Deed of Trust") dated May 16, 2006, of record at Instrument Number 20060517-0058106 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. 201008310069173, 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 17, 2010, September 24, 2010 and October 1, 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 10:15 a.m., October 5, 2010, and Renasant Bank (hereinafter "Grantee') being the highest and best bidders thereof, became the purchaser of said property for the sum of Sixty Thousand One Hundred Nineteen and 16/100 ($60,119.16) 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:

> Land in 13th formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of J.J. Holzapfel's Subdivision, Bordeaux, Tennessee, not of record and described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:
>
> Beginning on the northerly margin of Elizabeth Street, at the southeast corner of the property conveyed to A.W. Dixon and wife, by deed from J.J. Holzapfel and wife, of record in Book 1711, Page 527; thence with the line between Lot No. 3 and 4 on the said plan, northwardly 156.15 feet; thence westwardly 100 feet to the corner of Lots 4 and 5; thence with the line between said two lots, southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with said street, eastwardly 100 feet to the beginning.
>
> Being the same property conveyed to Reginald Perry, married, from Home Savers, LLC, a Tennessee Limited Liability Company, by Warranty Deed, of record in Instrument Number 20060517-0058105, said Register's Office.
>
> **This property is commonly known as 1615 Elizabeth Road, Nashville, Tennessee 37218.**

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 5th day of October, 2010.

Amy L. Wood, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 5th day of October, 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 5th day of October, 2010.

Notary Public

My Commission Expires: 9/3/12

