BILL GARRETT, Davidson County
Trans:T20100074382 DEEDTRS
Recvd: 11/24/10 08:01 4 pgs
Fees:23.00 Taxes:405.52
20101124-0093943

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	Renasant Bank 1820 West End Avenue Nashville, TN 37203	071-040-256.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in that certain Real Estate Deed of Trust dated April 4, 2006, to R. Rick Hart, Trustee, executed by William Patton, Jr. ("Grantor"), as same appears of record as Instrument Number 20060410-0040765, as modified by that certain Modification of Deed of Trust dated June 26, 2007, as same appears of record as Instrument Number 20070601-0065047, and as further modified by that certain Amendment to Deeds of Trust dated October 11, 2010, as same appears of record as Instrument Number 20101018-0083356, 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 Deed of Trust,

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

WHEREAS, as of October 18, 2010, at 5:00 p.m., there were no state or federal tax liens filed against William Patton, Jr. 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 by instrument of record as Instrument No. 20090206-0010636, 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 (CDT) on September 29, 2010 at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee 37203, to the highest and best bidder for cash; free from all current and future homestead exemption, curtesy and dower, appraisement and marshalling of liens and assets rights relating to the Property 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 Nashville City Paper on September 6, 2010,

September 13, 2010, and September 20, 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 announced a postponement (the "Postponement") of the sale to 12:00 noon (CST) on Wednesday, November 17, 2010, at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee 37203, in accordance with provisions contained in the Deeds of Trust; and

WHEREAS, the Successor Trustee personally appeared and offered the Property for sale at public outcry and the highest and best bid received was the sum of One Hundred Nine Thousand Six Hundred Dollars and no/100 ($109,600.00) 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 Nine Thousand Six Hundred Dollars and no/100 ($109,600.00) bid 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 November, 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 10th day of November, 2010.

Kelley W. Rainford
NOTARY PUBLIC

KELLEY W. RAINFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 14, 2012

My Commission Expires:_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Nine Thousand Six Hundred Dollars and no/100 ($109,600.00).

Affiant

Sworn to and subscribed before me this 10th day of November, 2010.

Kelley W. Rainford
NOTARY PUBLIC

KELLEY W. RAINFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 14, 2012

My Commission Expires:_____

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of Shepardwood, Section 3, of record in Plat Book 5210, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Patton, Jr., by Special Warranty Deed from Transland Financial Services, Inc., of record in Instrument Number 20050418-0042910, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2120 Oakwood Avenue, Nashville, Tennessee.

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