This Instrument Prepared By:
David W. Houston, IV
Burr & Forman LLP
700 Two American Center
3102 West End Avenue
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20100082016 DEEDTRS
Recvd: 12/29/10 16:02 4 pgs
Fees:23.00 Taxes:1594.70
20101229-0103671

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	094-090-090.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in that certain Deed of Trust dated October 9, 2007, to R. Rick Hart, Trustee, executed by William H. Ragan, II and Charlotte J. Ragan (collectively, "Grantor"), as same appears of record at Instrument Number 20071018-0123777, as modified by that certain Modification Agreement dated September 16, 2008, as same appears of record at Instrument Number 20080917-0094870, recorded in the Register's Office for Davidson County, Tennessee (collectively, the "Deed of Trust"); conveying certain real property to secure the payment of certain indebtedness described in the Deed of Trust,

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

WHEREAS, as of November 29, 2010, at 5:00 p.m., there were no state or federal tax liens filed against Grantor 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 instrument of record in Instrument 20101202-0096086, 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 (CST) on December 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 equity of redemption, homestead, dower, elective or distributive share and all other exemptions of every kind, 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 December 6, 2010, December 13, 2010 and December 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 offered the Property for sale at public outcry and the highest and best bid received was the sum of Four Hundred

Thirty-One Thousand Dollars and no/100 ($431,000.00) 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 Four Hundred Thirty-One Thousand Dollars and no/100 ($431,000.00) 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 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 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 29th day of December, 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 29th day of December, 2010.

KELLIE W. RAIFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires MAY 14, 2012

My Commission Expires:_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is Four Hundred Thirty-One Thousand Dollars and no/100 ($431,000.00).

Affiant

Sworn to and subscribed before me this 2nd day of December, 2010.

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

NOTARY PUBLIC

My Commission Expires:_____

EXHIBIT A

Situated in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Resubdivision of Lot No. 3 on the Plan of Stanley Subdivision, of record in Plat Book 4300, page 122, and Parts of Lot Nos. 6, 7, 8 and 9 on the Plan of Corley's Subdivision of Lot No. 75, Fairfield Village of record in Book 45, page 575, Register's Office for Davidson County, Tennessee, said Final Plat being of record in Instrument No. 20021223-0157905, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

This conveyance is made SUBJECT TO that certain permanent easement benefiting Lot No. 2 on the Plan of Stanley Subdivision of record in Plat Book 4300, page 122, Register's Office for Davidson County, Tennessee, for a loading dock that extends from an improvement on Lot No. 2 onto Lot No. 3 of Stanley Subdivision. No vehicles shall traverse onto Lot No. 3 for the use of the easement, as shown in Deed of record in Instrument No. 20010815-0088381, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. Ragan, II, and wife, Charlotte J. Ragan, by deed from David C. Watkins, Jr. and wife, Karen R. Watkins dated 5/11/07 of record in Instrument No. 20070514-0057698, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 322 Hermitage 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.