BILL GARRETT, Davidson County
Trans:T20110024737 DEEDTRS
Recvd: 04/27/11 12:55 4 pgs
Fees:23.00 Taxes:483.96
20110427-0032240

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	164100A25200CO

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and provided for in that certain Deed of Trust dated February 12, 2008, to R. Rick Hart, Trustee, executed by Southern Home Builders, LLC ("Grantor"), as same appears of record as Instrument Number 20080228-0019702, as modified by that certain Modification of Note and Deed of Trust dated March 20, 2009, as same appears of record as Instrument Number 20090327-0027520, 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 March 24, 2011, at 8:00 a.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 Number 20110317-0021173, 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 10:00 a.m. (CDT) on Friday, April 22, 2011 at the main door of the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee to the highest and best bidder for cash; free from statutory right of redemption, homestead, dower, and all other exemptions and marital rights, all of which are expressly waived in the Deed of Trust (the "Foreclosure Notice"), and published the Foreclosure Notice in the Tennessean on April 1, 2011, April 8, 2011, and April 15, 2011, 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 One Hundred

Thirty Thousand Eight Hundred Dollars and no/100 ($130,800.00) 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 Thirty Thousand Eight Hundred Dollars and no/100 ($130,800.00) 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 26th day of April, 2011.

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 26th day of April, 2011.

NOTARY PUBLIC

KELLY W. RAIFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 14, 2012

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Thirty Thousand Eight Hundred Dollars and no/100 ($130,800.00).

Affiant

Sworn to and subscribed before me this 26th day of April, 2011.

NOTARY PUBLIC

My Commission Expires:



EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 107, on the Final Plat, Village Five, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20051103-0133115, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to Southern Home Builders, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20060315-0029813, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 708 Sandbury Point, Antioch, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the Property, and any or all fixtures and improvements now or hereafter attached to the Property; insurance proceeds, unearned premiums under any canceled insurance policy; any and all payments, awards, and damages paid or awarded for the taking of or injury to the Property, whether such taking or injury be done under the power of eminent domain or otherwise; and all rents, revenues, incomes and profits of the Property.