BILL GARRETT, Davidson County
Trans:T20110041350 DEEDTRS
Recvd: 07/11/11 10:19 3 pgs
Fees:18.00 Taxes:399.60
20110711-0052737

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Amy L. Wood

Subscribed and sworn to before me on this 6th day of July, 2011.

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

New Owner:	Send Tax Bills to:	Map-Parcel:
Renasant Bank	New Owner	
1820 West End Avenue	_____	150-14-2
Nashville, Tennessee 37203	_____	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Moises Zarate and Rachel Leigh Zarate, by Deed of Trust (the "Deed of Trust") dated November 29, 2007, of record, as Instrument Number 20051206-0146423, Register's Office for Davidson County, Tennessee, conveyed to Capital Bank & Trust Company and R. Rick Hart, Trustee, and thereafter Amy L. Wood, 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; and

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;

WHEREAS, the undersigned was appointed Successor Trustee by the owner and holder of the Note by an instrument of record, Instrument Number 20091228-0117540, 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 AM on June 10, 2011, June 17, 2011 and June 24, 2011; and

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., July 6, 2011, and Renasant Bank being the highest and best bidders thereof, became the purchaser of said property for the sum of One Hundred Eight Thousand and 00/100 ($108,000.00) 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 Grantees, their successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 15, SECTION TWO, ROUNDWOOD FOREST, as shown on plat of record in Plat Book 6250, Page 549, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed by Quitclaim Deed from Rachel Lopez f/k/a Rachel Leigh Zarate to Moises Zarate as recorded on the 12th day of February, 2009 in Instrument No. 20090212-0012314; Quit Claim Deed from Moises Zarate to Rachel Leigh Zarate as recorded on the 19th day of January, 2007 in Instrument No. 20070119-0007860 and Warranty Deed from Shari L. Wilkes to Moises Zarate and wife, Rachel Leigh Zarate as recorded on the 6th day of December, 2005 in Instrument No. 20051206-0146422, in the Register's Office of Davidson County, Tennessee.

Being property commonly known as 3533 Roundwood Forest Drive, Antioch, Tennessee 37013.

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 Successor 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 6th day of July, 2011.

Amy L. Wood, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 6th day of July, 2011, 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 6th day of July, 2011.

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 9/3/12