THIS INSTRUMENT PREPARED BY
AND RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027
Phone: 615-377-3319
Fax: 615-377-0644
File Name: Shamrock Holdings, Inc.

BILL GARRETT, Davidson County
Trans:T20110045305 DEEDTRS
Recvd: 07/26/11 15:52 2 pgs
Fees:13.00 Taxes:1445.70
20110726-0057242

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 26, 2007, recorded in Instrument No. 20070301-0025405, as modified in Instrument No. 20090422-0036611, and in Instrument No. 20100317-0020191,in the Register's Office of Davidson County, Tennessee, Shamrock Holdings, Inc. conveyed to R. Rick Hart, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument No. 20110204-0010298, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on July 19, 2011, in the hallway outside of the door of the Register of Deeds at 501 Broadway, Suite 501, Nashville, TN 37203, at 2:30 p.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the property was struck off and sold to Renasant Bank whose address is 1820 West End Avenue, Nashville, TN 37203, at and for the sum of $391,000.00 that being the highest and best bid offered.

NOW, THEREFORE, in consideration of the premises and the payment by Renasant Bank, the sum of money so paid, $391,000.00, receipt of which is hereby acknowledged, the undersigned, A. Scott Hubbard, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Renasant Bank, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to-wit:

Tract 1:
Land in Davidson County, Tennessee, Being Lot No. 26 on the Map showing C.C. Vernons Farms, of record in Book 161, page 164, Register's Office, for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Tract 2:
Being the southerly part of Lot No. 27 on the Map showing C.C. Vernons Farm, of record in Book 161, page 164, Register's Office for said County, described as follows:
Beginning on the easterly margin of Orlando Avenue, at the corner of Lots Nos. 26 and 27; thence with the line between said two lots, north 70 deg. East 530 feet to the center of Richland Creek; thence with the center of said creek, northwardly 77 feet, more or less, to the southeast corner of the property conveyed to J.L. Green and wife, by deed from T.N. Thompson and wife, of record in Book 910, page 176, said Register's Office; thence with said Green's southerly line, westwardly 460 feet, more or less, to the easterly margin of Orlando Avenue; thence with said Avenue, southwardly 77 feet , more or less, to the beginning.
Tract 3:
Being the Northerly part of Lot No. 27 on the Map of C.C. Vernons Farm, of record in Book 161, page 164, Register's Office for said County, and more particularly described as follows:
Beginning on the easterly margin of Orlando Avenue at the corner of Lots 27 and 28; thence with the easterly margin of said Avenue, South 10 degs., East 60 feet to a stake; thence continuing with said margin, South 10 degs., West 81 feet to the northwest corner of a part of said lot conveyed to Edward H. Hall and wife by deed from T.N. Thompson and wife, of record in Book 796, page 277, said R.O., thence Easterly with the Northerly margin of said Hall's lot, 460 feet, more or less, to the center of Richland Creek; thence Northerly with the center of said Creek to the southeast corner of Lot 28 on said plan; thence with the line between Lots Nos. 27 and 28, South 70 degs. West, 400 feet to the point of beginning.

Tract Nos. 1, 2, and 3 being the same property conveyed to Grantor herein by deed of even date and being recorded simultaneously herewith as Instrument No. 20070301-0025403.

THIS CONVEYANCE IS LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
Lot No. 25A as shown and described in Exhibit "B" attached to the Declaration of Protective Covenants, Conditions and Restrictions for Patina Phase II, of record as Instrument No. 20090710-0064462 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. This property is commonly known as 443 Patina Circle, Nashville, Tennessee, 37209.

AND LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
Lot No. 23 on the Final Plat of Patina Subdivision, Phase 2, of record as Instrument No. 20080812-0083055, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. This property is commonly known as 435 Patina Circle, Nashville, Tennessee, 37209.

This conveyance is subject to all unpaid real estate taxes which exist as a lien against the property, all matters shown on any plat of record, restrictive covenants, easements, setback lines, rights of redemption of any governmental agency, State or Federal, any prior liens or encumbrances against said real property, and all matters that an accurate survey of the property might disclose.

The property conveyed herein is sold "AS IS" and neither the Substitute Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefore, makes or shall make any warranty, whether express or implied, as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the property, the existence or absence of defaults thereunder or the effect of this sale upon the rights of any party under such lease. The Substitute Trustee makes no covenant of seisin, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually, it being the intention of the Substitute Trustee to convey to Buyer no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

IN WITNESS WHEREOF, the said A. Scott Hubbard, Substitute Trustee, and not Individually, has hereunto set his hand on this 19 day of July, 2011.

A. Scott Hubbard, Substitute Trustee

A. Scott Hubbard,
Substitute Trustee, and not Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 19 day of July, 2011, before me, a Notary Public, in and for said State and County, personally appeared A. Scott Hubbard, Substitute Trustee, to me known to be the person described herein and who executed the within instrument for the purposes therein contained.

My commission expires: March 18, 2014

Ashley S. Heath

Notary Public

ASHLEY S. HEATH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $391,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

A. Scott Hubbard, Substitute Trustee

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Subscribed and sworn to before me on the 19, day of July, 2011.

My Commission Expires: March 18, 2014

Ashley S. Heath

Notary Public

ASHLEY S. HEATH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PROPERTY ADDRESS:
Property Address: The property addresses are believed to be: 214, 216, 218, 220, and 222 Orlando Avenue, and 428, 436, 439, 444, 445, 447, 455, 457, and 459 Patina Circle, Nashville, TN 37209.

NEW OWNER, ADDRESS OF NEW OWNER ANDAGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Renasant Bank
1820 West End Avenue
Nashville, TN 37203

MAP AND PARCEL NOS.: 091-14-0-B-032CO; 091-14-0-B-016CO; 091-14-0-B-017CO; 091-14-0-B-018CO; 091-14-0-B-020CO; 091-14-0-B-022CO; 091-14-0-B-024CO; 091-14-0-B-029CO; 091-14-0-B-030CO; 091-14-0-B-031CO; 091-14-0-C-002CO; 091-14-0-C-003CO; 091-14-0-C-007CO; 091-14-0-C-008CO