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:T20110045306 DEEDTRS
Recvd: 07/26/11 15:52 2 pgs
Fees:13.00 Taxes:216.45
20110726-0057243

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 June 30, 2006, recorded in Instrument No. 20060705-0079693, as modified in Instrument No. 20070808-0095096, 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. 20110204-0010268, 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 2:15 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 $58,500.00 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, $58,500.00, receipt of which is hereby acknowledged, the undersigned, A. Scott Hubbard, as Substitute Trustee, Grantor, does hereby grant, bargain, sell and convey to the said Renasant Bank, its successors and assigns, Grantee, in fee simple forever, the property above mentioned and now further described as being in Madison, Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 1, Block P, of Woodlawn Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Plat Book 843, page 82, said Register's Office, for a more complete description, reference to said plan is hereby made.

Being part of the same property conveyed to Cumberland Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Thomas E. Hoppes and Phillip L. Coats, Trustees of Madison Church of Christ, an unincorporated religious organization of record in Instrument No. 20051026-0129062, Register's Office for Davidson County, Tennessee.

And as corrected by Scrivener's Affidavit of record in Instrument No. 20110204-0010299, Register's Office for Davidson County, Tennessee, Being the same property conveyed to Shamrock Holdings, Inc., by Warranty Deed, from Cumberland Properties,LLC, of record in Instrument No. 20060705-0079692, Register's Office for Davidson County, Tennessee.

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

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 $58,500.00, 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

Notary Public

ASHLEY S. HEATH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PROPERTY ADDRESS:
The property address is believed to be: 218 Duling Avenue, Madison, Tennessee 37115.

NEW OWNER AND ADDRESS AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Renasant Bank
1820 West End Avenue
Nashville, TN 27203

MAP & PARCEL NO.: 043, Group 09-0, Parcel 290.00