BILL GARRETT, Davidson County
Trans:T20110049915 DEEDTRS
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Fees:28.00 Taxes:129.96
20110815-0062812

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:	Parcel ID:
Renasant Bank 1820 West End Ave. Nashville, TN 37203	SAME	Unit 2H 065130A01700C0

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in that certain Real Estate Deed of Trust, dated April 13, 2006, to R. Rick Hart, Trustee, executed by Scotts Hollow, LLC ("Grantor"), as same appears of record in Instrument Number 20060419-0044872, as modified by that certain Modification of Deed of Trust dated May 11, 2007, as same appears of record as Instrument Number 20070525-0062644, as further secured by that certain Assignment of Rents and Leases dated December 17, 2008, as same appears of record as Instrument Number 20090313-0022688, and that certain Real Estate Deed of Trust dated April 13, 2006, to R. Rick Hart, Trustee, executed by Grantor, as same appears of record as Instrument Number 20060425-0047415, as modified by that certain Modification of Deed of Trust dated May 11, 2007, as same appears of record as Instrument Number 20070525-0062617, as further secured by that certain Assignment of Rents and Leases dated December 17, 2008, as same appears of record as Instrument Number 20090313-0022701, all recorded in the Register's Office for Davidson County, Tennessee (collectively, the "Deeds of Trust"); and as further secured by those certain UCC Financing Statements of record as File Nos. 206-025528 and 306-148263, continued as File Nos. 211-059142 and 311-030949, Office of the Secretary of State for the State of Tennessee (collectively the "UCCs"); and

WHEREAS, the entire indebtedness secured by the Deeds of Trust is past due and unpaid; and

WHEREAS, as of July 6, 2011, 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 Deeds of Trust and as the lawful owner and holder of the obligations secured by the Deeds of Trust, removed R. Rick Hart as Trustee and appointed David W. Houston, IV, as Successor Trustee by instrument of record in Instrument No. 20101110-0090448, said Register's Office; and,

WHEREAS, David W. Houston, IV, Successor Trustee, caused certain real property described in the Deeds of Trust (the "Property") to be advertised in accordance with the provisions of the Deeds of Trust, advertising that the Property would be sold at public outcry at 12:00 noon, on July 22, 2011, at the front door of the office of the Davidson County Register of

Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee 37203, to the highest bidder for cash, and free from all current and future homestead exemption, curtesy and dower, appraisement and marshalling of liens and assets rights and all statutory rights of redemption, all of which are expressly waived in the Deeds of Trust, (the "Foreclosure Notice"), and published the Foreclosure Notice in the Tennessean on July 1, 2011; July 8, 2011 and July 15, 2011, and mailed a copy of the Foreclosure Notice to the Grantor, debtor, co-debtor(s) and all parties interested in accordance with the provisions of the Deeds of Trust and applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared on July 22, 2011 and announced a postponement of the sale to 12:00 noon (CST) on Friday, July 29, 2011, at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee 37203, in accordance with provisions contained in the Deeds of Trust; and

WHEREAS, the Successor Trustee's agent personally appeared on July 29, 2011 and announced a postponement of the sale to 12:00 noon (CST) on Friday, August 5, 2011, at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee 37203, in accordance with provisions contained in the Deeds of Trust; and

WHEREAS, the Successor Trustee's agent personally appeared on August 5, 2011 and announced a postponement of the sale to 12:00 noon (CST) on Friday, August 12, 2011, at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee 37203, in accordance with provisions contained in the Deeds of Trust; and

WHEREAS, the Successor Trustee's agent personally appeared and offered the Property for sale at public outcry and the highest bid received was the sum of Thirty-Five Thousand One Hundred Twenty-Five and no/100 Dollars ($35,125.00) by Renasant Bank (hereinafter referred to as the "Grantee") and the Property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Thirty-Five Thousand One Hundred Twenty-Five and no/100 Dollars ($35,125.00), paid 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, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

See Attached Exhibit A

TO HAVE AND TO HOLD the said tract or parcel 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 as he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This sale is subject to all 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 Deeds of Trust.

WITNESS my hand this 15th day of August, 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2011.

MELANIE MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

NOTARY PUBLIC

My Commission expires:_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is Thirty-Five Thousand One Hundred Twenty-Five and no/100 Dollars ($35,125.00).

Alisa Peters

Affiant

Sworn to and subscribed before me this 15th day of August, 2011.

Melanie Mayes

NOTARY PUBLIC

My Commission Expires:

MELANIE MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

EXHIBIT A

Unit No. 2H of Scotts Hollow Condominium Phase 1, Section II, Plat Book 8250, Page 241 and further referenced in Master Deed recorded in Instrument No. 20030829-125456, as amended by First Amendment to Master Deed for Scott's Hollow Condominiums recorded in Instrument No. 20110516-0037426, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Scotts Hollow, L.L.C. by Deed from Charles V. Duncan and Lineberry Properties, Inc. dated August 26, 2003 of record in Instrument No. 20030829-0125455, Register's Office for Davidson County, Tennessee.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all improvements, structures, fixtures, and replacements that may be part of the Property; all leases, subleases, licenses, guaranties and any other written or verbal agreements for the use and occupancy of the Property, including but not limited to any extensions, renewals, modification or replacements, rents, issues and profits, including but not limited to, security deposits, minimum rents, percentage rents, additional rents, common area maintenance charges, parking charges, real estate taxes, other applicable taxes, insurance premium contributions, liquidated damages following default, cancellation premiums, "loss of rents" insurance, guest receipts, revenues, royalties, proceeds, bonuses, accounts, contract rights, general intangibles, and all rights or claims which Grantor may have that in any way pertain to or are on account of the use or occupancy of the whole or any part of the Property, proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property, all insurance proceeds, and all goods that are or will become fixtures related to the Property, together with all building materials and landscaping materials, of any kind or nature whatsoever, whether delivered to such site or installed on the Property; together with all building materials of any kind or nature which are acquired with funds secured by the Deeds of Trust; together with all related manufacturers' warranties, policies of insurance, and the products and proceeds therefrom; all proceeds payable as a result of lessees' exercise of an option to purchase the Property, all proceeds derived from the termination or rejection of any Lease in a bankruptcy or other insolvency proceeding and all proceeds from any rights and claims of any kind which Grantor may have against any lessee or any occupants of the Property.