BILL GARRETT, Davidson County
Trans:T20110050417 DEEDTRS
Recvd: 08/17/11 09:03 4 pgs
Fees:23.00 Taxes:203.50
20110817-0063330

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Amy L. Wood

Subscribed and sworn to before me on this 15th day of August, 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 | 48-272 |
| 1803 West End Avenue | _____ | 48-71 |
| Nashville, Tennessee 37203 | _____ | 48-194 |

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, H. Clay McCool, by Deed of Trust (the "Deed of Trust") dated January 25, 2007, of record, as Instrument Number 20070130-0012517, Register's Office for Davidson County, Tennessee, conveyed to Capital Bank & Trust Company and R. Rick Hart, Trustee, and thereafter to 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 20110208-0011192, in the 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 February 18, 2011, February 25, 2011 and March 4, 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., August 12, 2011, and Renasant Bank being the highest and best bidders thereof, became the purchaser of said property for the sum of Fifty Five Thousand and 00/100 ($55,000.00) 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 Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Tract 1 (1.04 acres Tax Map/Parcel 48-272)

Land in Davidson County, Tennessee, being Lot 1 of McCool's one lot subdivision of record in Plat Book 7900, page 620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 2 (10.59 acres Tax Map/Parcel 48-71)

Beginning at a stone near the east margin of Drakes Branch Road; thence North 1 degree East 44.9 feet to an iron pin in the J.R. and Minnie Fulton line; thence North 68 degrees 30 minutes East 232.65 feet to an iron pin; thence South 19 degrees 30 minutes East 168 feet to an iron pin near the old cemetery; thence South 89 degrees East along the old fence 748.6 feet to a stone on the ridge; thence South 21 degrees East 135 feet to a stone; thence South 17 degrees West 247.5 feet to a stake; thence South 4 degrees East 134 feet to a stone in the Claude McCool line; thence North 89 degrees West 913.3 feet with the Claude McCool line to an iron pin in the center of Drakes Branch Road; thence North 10 degrees West 532.5 feet to the point of beginning, and containing 11.656 acres, and being all of the George F. McCool lands lying on the easterly side of Drake Branch Road.

Including in the foregoing Tract 2, but expressly excluded from this tract is a 1.04 acre tract shown as Tract 1 above.

Being a part of the same property conveyed to H. Clay McCool, Jr., with a life estate reserved for Eula McCool, by deeds of record in Instrument No. 20060929-0120451, Instrument No. 20061006-0124317, Instrument No. 20061006-0124318, Instrument No. 20061006-0124319, Instrument No. 20061006-0124320, Instrument No. 20061006-0124321 and Instrument No. 20061006-0124322, Register's Office for Davidson County, Tennessee.

Tract 3 (3.18 acres Tax Map/Parcel 48-194)

Beginning at an iron pin which is 272.17 feet in a direction of south 72 degrees 28 minutes 20 seconds west from an iron pin placed in the center of Drakes Branch Road (said iron pin being the southernmost point at which the land of Harold E. and Erma N. Fuston reach the center of Drakes Branch Road) and going in an easterly direction north 86 degrees 7 minutes 43 seconds west for a distance of 728.83 feet to an iron pin placed in a fence and thence in a southerly direction south 13 degrees 34 minutes 0 seconds east for a distance of 169 feet to a point and thence in a westerly direction south 86 degrees 7 minutes 42 seconds east for a distance of 728.83 feet to a point thence in a northerly direction north 13 degrees 34 minutes 0 seconds west for a distance of 168.97 feet which point will be the original point of reference containing more or less 3.18 acres and being part of the land of Harold E. and Erma N. Fulton gained by inheritance from Minnie E. Fulton of record in Book 5130, page 244, of the County Register's Office of Davidson County, Tennessee.

Being the same property conveyed to H. Clay McCool, Jr. by deed dated May 30, 2006 and recorded October 6, 2006 of record in Instrument No. 20060929-0120450; Instrument No. 20061006-0124311; Instrument No. 20061006-0124312; Instrument No. 20061006-0124316; and Instrument No. 20061227-0159605, Register's Office for Davidson County, Tennessee.

Being property commonly known as 5060 Drakes Branch Road, Nashville, Tennessee 37218.

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 15th day of August, 2011.

Amy L. Wood, Successor Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this the 15th day of August, 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 15th day of August, 2011.

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 9/3/12