BILL GARRETT, Davidson County
Trans:T20110059558 DEEDTRS
Recvd: 09/26/11 12:05 3 pgs
Fees:18.00 Taxes:161.88
20110926-0074230

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $43,751.00.

Amy L. Wood

Subscribed and sworn to before me on this 26 day of September, 2011.

Notary Public
My Commission Expires: 1-6-2015

KATHRYN S. RESUMOVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

This Instrument Was Prepared By:
Amy L. Wood
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

New Owner:	Send Tax Bills to:	Map-Parcel:
James Roberts	NEW OWNER	
201 Thompson Lane, Suite 200		133-1-40.00
Nashville, Tennessee 37211		

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Florentino Barrera Alcocer, by Deed of Trust (the "Deed of Trust") dated October 17, 2006, of record, as Instrument Number 20061102-0136501, in the 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 20110111-0002913, 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 September 2, 2011, September 9, 2011 and September 16, 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., September 23, 2011, and James Roberts being the highest and best bidders thereof, became the purchaser of said property for the sum of Forty Three Thousand Seven Hundred Fifty One and 00/100 ($43,751.00) 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:

> Land in Davidson County, Tennessee, being Lot No. 58, on the Plan of H.G. McNabb Subdivision, as shown on plat of record in Plat Book 1130, page 64, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Florentino Barrera Alcocer, by Deed of record in Instrument Number 20061102-0136500 in the Register's Office for Davidson County, Tennessee.

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 26 day of September, 2011.

Amy L. Wood, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 26 day of September, 2011, before me personally appeared Amy L. Wood, 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 his/her free act and deed.

Witness my hand and official seal, this the 26 day of September, 2011.

KATHRYN S. RESUMOVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

Notary Public

My Commission Expires: 1-6-2015