This Instrument Prepared By:
David W. Houston, IV
Burr & Forman LLP
700 Two American Center
3102 West End Avenue
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20110060732 DEEDTRS
Recvd: 09/29/11 15:02 7 pgs
Fees:38.00 Taxes:1480.00
20110929-0075644

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Renasant Bank 1820 West End Avenue Nashville, TN 37203	Renasant Bank 1820 West End Avenue Nashville, TN 37203	149-080-029.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and provided for in (i) that certain Deed of Trust and Security Agreement dated August 25, 2004, to R. Rick Hart, Trustee, executed by Burch Anderson, Jr. and Carole C. Anderson ("Grantors"), as same appears of record as Instrument Number 20040903-0106774, as modified by that certain Assignment of Leases dated August 25, 2004, said instrument being of record as Instrument Number 20040903-0106775, as further modified by that certain UCC-1 Financing Statement of record as Instrument Number 20040903-0106776, as further modified by that certain UCC-1 Financing Statement of record as Instrument Number 20050119-0006757, as further modified by that certain UCC-1 Financing Statement Amendment of record as Instrument Number 20090722-0068561, and as further modified by that certain Modification of Deed of Trust dated January 29, 2010, said instrument being of record as Instrument Number 20100210-0010499; (ii) by that certain Real Estate Deed of Trust dated August 25, 2004, to R. Rick Hart, Trustee, executed by Grantors, as same appears of record as Instrument Number 20040915-0111353, as modified by that certain Modification of Open End Deed of Trust dated September 12, 2005, said instrument being of record as Instrument Number 20051003-0118037, as further modified by that certain Modification of Open End Deed of Trust dated September 19, 2006, said instrument being of record as Instrument Number 20060929-0120775, and as further modified by that certain Modification of Open End Deed of Trust dated April 24, 2007, said instrument being of record as Instrument Number 20070501-0051832, all recorded in the Register's Office for Davidson County, Tennessee (collectively, the "Deeds of Trust"); conveying certain real property to secure the payment of certain indebtedness described in the Deeds of Trust,

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

WHEREAS, as of August 10, 2011, at 5:00 p.m., there were no state or federal tax liens filed against Grantors 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 Number 20110317-0021174, 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 12:00 noon (CDT) on Friday, September 9, 2011 at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee to the highest and best bidder for cash; free from equity of redemption, statutory right of redemption, homestead, dower, curtesy, exemption rights, and all other rights and interests of Grantors, and marshalling of assets, all of which are expressly waived in the Deed of Trust (the "Foreclosure Notice"), and published the Foreclosure Notice in the Tennessean on August 19, 2011, August 26, 2011, and September 2, 2011, and noticed Grantors 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 September 9, 2011 and announced a postponement of the sale to 12:00 noon (CDT) on Friday, September 16, 2011, at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee, in accordance with provisions contained in the Deed of Trust; and

WHEREAS, the Successor Trustee's agent personally appeared on September 16, 2011 and announced a postponement of the sale to 12:00 noon (CDT) on Thursday, September 29, 2011, at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee, in accordance with provisions contained in the Deed of Trust; and

WHEREAS, the Successor Trustee's agent personally appeared and offered the Property for sale at public outcry and the highest and best bid received was the sum of Four Hundred Thousand Dollars and no/100 ($400,000.00) by Renasant Bank (hereinafter referred to as the "Grantee") and the Property was sold to the Grantee for said amount.

NOW, THEREFORE, in consideration of the premises and sum of Four Hundred Thousand Dollars and no/100 ($400,000.00) bid 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, heirs and assigns, certain tracts or parcels of land situated in Davidson County, Tennessee, and described as follows:

See Attached Exhibit A

To have and to hold the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, heirs and assigns forever.

It is the intention of the Successor Trustee only to convey to Grantee such title in the Property that he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This sale is subject to 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 Deed of Trust.

WITNESS my hand this ~~9th~~ 29th day of September, 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 Houston, 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2011.

NOTARY PUBLIC

My Commission Expires: 11-7-12

LINDA HULSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is Four Hundred Thousand Dollars and no/100 ($400,000.00).

Affiant

Sworn to and subscribed before me this 29th day of September, 2011.

NOTARY PUBLIC

My Commission Expires:

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

EXHIBIT A

TRACT ONE:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Section I, Dorhill Acres, of record in Book 2330, page 2, Register's Office for said County.

Said Lot No. 1 fronts 115 feet on the east side of Bell Lane and runs back between lines, 369.7 feet on the north line and 354 feet on the south line to a dead line in the rear on which measures 155.7 feet.

Being part of the same property conveyed to Carole Anderson by deed from John M. Thrash and wife, Marion F. Thrash of record in Book 6357, page 270, Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee in the 2nd Civil District, lying ease of Lot No. 1 and south of a Tract marked "J.E. Moss, Future Development: as shown on the Plan of Section I, Dorhill Acres, of record in Book 2330, page 2 and described according to a copy of survey dated April 23, 1956 by Wm. Collier Parrish, Associates, as follows:

Beginning at a point in the southeast corner of Lot No. 1 on said Dorhill Acres, Section I, south of the Tract above referred to and being the southwest corner of the tract herein described, said point being 354 feet, South 86° 36' East, from the east margin of Bell Lane; thence North 21° 23' East 148.5 feet to a point in the southwest corner of the Tract market "J.E. Moss, Future Development" as shown on the plan above referred to; thence with Moss south line, South 76° 04' East, 257.1 feet to a concrete monument; thence South 4°, 19' West 111 feet; thence North 86° 32' West 57.2 feet to the point of beginning.

Being part of the same property conveyed to Carole Anderson by deed from John M. Thrash and wife, Marion F. Thrash of record in Book 6357, page 270, Register's Office for Davidson County, Tennessee.

TRACT THREE:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 on the Plat of Turner Commercial Park, as of record in Book 4350, page 153, in the Register's Office for said County.

Said Lot No. 2 begins at an iron pin at the southwesterly corner of Lot No. 3 and thence S. 78° 36' E. 186.54 feet to an iron pin; thence N. 24° 29' E. 178.67 feet to an iron; thence S. 70° 05' E. 100.0 feet to a concrete monument; thence S. 24° 26' W. 304.53 feet to an iron pin; thence N. 47° 30' W. 91.88 feet to an iron pin; thence N. 15° 00' E. 40.49 feet to an iron pin; thence N. 78° 26' W. 181.21 feet to an iron pin at the northwesterly corner of Lot No. 1; thence N. 8° 53' E. 50.06 feet to the beginning.

Being the same property conveyed to Burch Anderson, Jr. and wife, Carole C. Anderson by deed from Charles Turner and wife, Virginia W. Turner, of record in Book 4446, page 38, Register's Office for Davidson County, Tennessee.

ALSO KNOWN AS:

Tracts One, Two and Three are now known as Lot No. 1 on the Plat of Custom Craft Cabinets, of record in Book 6200, page 414, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property, commonly known as 458 Bell Road, Nashville, TN 37211.

Together with all Grantors' present and future right, title, interest, and claim to the Property, whether legal or equitable in nature; all present and future easements and other appurtenances to the Property, and all present and future tenements, emblements, and hereditaments, including all buildings, structures and developmental and other improvements, minerals and mineral rights, flowers, shrubs, crops, trees and timber; all trade, domestic, and ornamental fixtures now or hereafter attached to the Property, and all accessions and additions thereto and replacements thereof; 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; any land lying within the right-of-way of any street, opened or proposed, adjoining the Property, and any and all sidewalks, alleys, and strips and gores of land adjacent to or used in connection with the Property; all contract rights, interests, estate or other claims, both at law or in equity, which Grantors now have or may hereafter acquire with respect to the Property; all the estate, right, title interest and other claim or demand which Grantors now have or may hereafter acquire in any and all awards or payments made for the taking by eminent domain, together with interest thereon, or by any proceedings or purchase in lieu thereof, of the whole or any part of the Property, including, without limitation, any awards resulting from a change of grade of streets and awards for severance damages; all proceeds of and any unearned premiums on any insurance policies maintained by Grantors (or in which Grantors have any interest) covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof for damages to the Property; all deposits or other security or advance payments, including rental payments made by or on behalf of Grantors to others, with respect to (i) insurance policies relating to all or any part of the Property, (ii) utility service for all or any part of the Property, (iii) cleaning, maintenance, repair or similar services for all or any part of the Property, (iv) refuse removal or sewer service for all or any part of the Property, (v) rental of equipment, if any, used in the operation by or on behalf of Grantors of all or any part of the Property, and (vi) parking or similar services or rights afforded to all or any part of the Property; all remainders, reversions, leasehold estate, right, title and interest of Borrower in and to any and all leases, licenses or subleases of any portion of the Property, now or hereafter existing or entered into, together with all renewals, modifications, or extensions thereof, and all right, title and interest of Grantors thereunder, including, without limitation, all cash or security deposits, advance rentals

and deposits or payments of similar nature; all rents, issues, profits, income and other revenues derived from the Property or any leases or subleases of same, together with all options or other rights pertaining thereto, and together with all present and future policies of lease insurance and guarantees, if any, of the obligations of the lessee or licensee under any lease; all fixtures, whether or not permanently attached to the Property, located upon or within the Property and all other presently owned or hereafter acquired materials, equipment items attached to the Property which are necessary to Grantors' operation of any improvements situated thereon; all Grantors' rights under any maintenance or management contract and the right to use any name associated with the Property; and all personal property and equipment owned by Grantors and reasonably required for the continued operation of the commercial building(s) located upon the Property now or in the future, together with all building supplies and materials, landscaping supplies and materials including plants and vegetation, plumbing supplies and equipment, electrical supplies and equipment, roofing supplies and equipment, flooring supplies and equipment, ceiling supplies and equipment, painting supplies and materials, HVAC supplies and equipment, masonry and carpentry supplies and equipment, tools purchased with monies provided by Lender, appliances, blinds and draperies, and all labor and services, or contracts for the same, required in order to install and complete the construction according to plans and specifications provided to Lender in anticipation of a construction loan.