BILL GARRETT, Davidson County
Trans:T20120019274 DEEDTRS
Recvd: 03/16/12 12:10 4 pgs
Fees:23.00 Taxes:359.46
20120316-0022694

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:	Map and Parcel No:
Renasant Bank 1820 West End Avenue Nashville, TN 37203	Renasant Bank 1820 West End Avenue Nashville, TN 37203	165-130A-009.00CO

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in that certain Real Estate Deed of Trust dated February 17, 2006, to R. Rick Hart, Trustee, executed by Stanley A. Feener and Harold D. Feener, III ("Grantors"), as same appears of record as Instrument Number 20060316-0030491, and further secured by that certain UCC Financing Statement of record as Instrument Number 20060316-0030492, both recorded in the Register's Office for Davidson County, Tennessee (collectively, the "Deed of Trust"); conveying certain real property to secure the payment of certain indebtedness described in the Deed of Trust,

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

WHEREAS, as of February 17, 2012, 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 of the Deed of Trust and as the lawful owner and holder of the obligations secured by the Deed of Trust, removed R. Rick Hart as Trustee and appointed David W. Houston, IV as Successor Trustee by instrument of record in Instrument Number 20110816-0063232, said Register's Office; and

WHEREAS, David W. Houston, IV, Successor Trustee, caused certain real property described in the Deed of Trust (the "Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 12:00 noon (CDT) on Friday, March 16, 2012 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 all current and future homestead exemption, curtesy and dower, appraisement and marshalling of liens and assets rights relating to the Property and all statutory rights of redemption, all of which are expressly waived in the Deed of Trust (the "Foreclosure Notice"), and published the Foreclosure Notice in the Tennessean on February 24, 2012, March 2, 2012 and March 9, 2012, and noticed Grantors and all parties interested in accordance with the provisions of the Deed of Trust and applicable law; 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 Ninety-seven

Thousand One Hundred Fifty Dollars and no/100 ($97,150.00) 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 Ninety-seven Thousand One Hundred Fifty Dollars and no/100 ($97,150.00) 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 lien of said Deed of Trust.

WITNESS my hand this 16th day of March, 2012.

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 he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of March, 2012.

NOTARY PUBLIC

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

My Commission Expires:_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ninety-seven Thousand One Hundred Fifty Dollars and no/100 ($97,150.00).

Affiant

Sworn to and subscribed before me this 15th day of March, 2012.

NOTARY PUBLIC

My Commission Expires:

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

EXHIBIT A

Unit No. 2A 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 (page 23), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold Feener, Married, and Stan Feener, married, by Deed from Scotts Hollow, L.L.C. dated February 17, 2006 of record in Instrument No. 20060316-0030490, Register's Office for Davidson County, Tennessee (and recorded simultaneously herewith).

Harold D. Feener and Harold Feener are one and the same person.

Stan Feener and Stanley A. Feener are one and the same person.

This is improved property commonly known as 4989 Lebanon Pike, Old Hickory, 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 existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the Property; existing or future 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, modifications 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 and claims which Grantors may have that in any way pertain to or are account of the use or occupancy of the whole or any part of the Property; proceeds of any award of claim for damages connected with a condemnation or other taking of all or any part of the Property; and all insurance proceeds.