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:T20120033215 DEEDTRS
Recvd: 05/04/12 15:39 4 pgs
Fees:23.00 Taxes:157.65
20120504-0038861

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Renasant Bank 9135 Carothers Parkway Franklin, TN 37067	Renasant Bank 9135 Carothers Parkway Franklin, TN 37067	147-1-274.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in that certain Deed of Trust dated June 20, 2005, to R. Rick Hart, Trustee, executed by Stephen E. Barney and Cathy L. McCormick transferring and conveying certain tracts of land located in Davidson County, Tennessee, said instrument being of record as Instrument Number 20060711-0083073, as modified by that certain Modification of Deed of Trust dated June 20, 2006, said instrument being of record as Instrument Number 20060817-0101227, as modified by that certain Modification of Deed of Trust dated December 20, 2006, said instrument being of record as Instrument Number 20070222-0022399, and as further modified by that certain Modification of Deed of Trust dated May 11, 2007, said instrument being of record as Instrument Number 20070525-0062622, all 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 March 2, 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 20090519-0046184, 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 30, 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; and free from all right of homestead, equity of redemption, statutory right of redemption, and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share, all of which are expressly waived in the Deed of Trust (the "Foreclosure Notice"),

and published the Foreclosure Notice in the Tennessean on March 9, 2012, March 16, 2012 and March 23, 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 on March 30, 2012 and announced a postponement of the sale to 12:00 noon (CDT) on Friday, April 13, 2012, 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 April 13, 2012 and announced a postponement of the sale to 12:00 noon (CDT) on Friday, April 27, 2012, 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 personally appeared and offered the Property for sale at public outcry and the highest and best bid received was the sum of Forty-Two Thousand Six Hundred Eight Dollars and 35/100 ($42,608.35) 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 Forty-Two Thousand Six Hundred Eight Dollars and 35/100 ($42,608.35) 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.

[THE REST OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

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 3rd day of May, 2012.

David W. Houston, IV as Successor Trustee

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 3rd day of May, 2012.

Linda Hulsey

NOTARY PUBLIC

My Commission Expires:_____

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 Forty-Two Thousand Six Hundred Eight Dollars and 35/100 ($42,608.35)

Affiant

Sworn to and subscribed before me this 3rd day of May, 2012.

Linda Hulsey

NOTARY PUBLIC

My Commission Expires:_____

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

EXHIBIT A

313 Garrett Drive, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 147 on the plan of Caldwell Hall, Section I, of record in Book 2900, page 57, 58 & 59, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas L. Smith, Jr. and wife, Bessie W. Smith. by Deed from Gaines and Gaines Construction Company, Inc., dated July 21, 1960, of record in Book 3101, page 171, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated June 24, 2005 of record in Instrument No. 20050803-0091291. Thomas L. Smith, Jr. and wife, Bessie W. Smith conveyed their intered to Stephen E. Barney and Cathy McCormick, joint tenants with right of survivorship.

Together with all the improvements now or hereafter erected on the Property, and all easements, appurtenances, and fixtures now or hereafter a part of the Property. All replacements and additions to the Property, all insurance proceeds and all miscellaneous proceeds, including but not limited to any compensation, settlement, award of damages, or proceeds paid by any third party for (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.