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:T20120045924 DEEDTRS
Recvd: 06/21/12 11:25 5 pgs
Fees:28.00 Taxes:225.70
20120621-0054485

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	092-060-377.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in (i) that certain Deed of Trust dated August 24, 2007, to R. Rick Hart, Trustee, executed by Ricky Patton ("Grantor"), as same appears of record as Instrument Number 20070827-0102682, as modified by that certain Modification of Deed of Trust dated March 20, 2009, as same appears of record as Instrument Number 20090415-0034084 and (ii) that certain Assignment of Rents and Leases dated March 20, 2009, as same appears of record as Instrument Number 20090422-0036332; , 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 liens securing said debt and obligations are further evidenced by that certain UCC Financing Statement, of record as Instrument Number Instrument Number 20070828-0103316; recorded in the Register's Office for Davidson County, Tennessee (the Deed of Trust and above-described UCC Financing Statement are collectively the "Deed of Trust");

WHEREAS, the liens securing said debt and obligations were further evidenced by that certain UCC Financing Statement, of record as File Number No. 307-149078, recorded with the Tennessee Secretary of State (the Deed of Trust and the UCC Financing Statement described above are collectively the "Loan Documents");

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

WHEREAS, as of May 16, 2012, at 5:00 p.m., there were no state or federal tax liens filed against Grantor 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 (the "Lender"), removed R. Rick Hart as Trustee and appointed David W. Houston, IV as Successor Trustee by instrument of record in Instrument Number 20110112-0003485, said Register's Office; and

WHEREAS, David W. Houston, IV, Successor Trustee, caused certain property described in the Loan Documents and more particularly described on Exhibit A (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, June 15, 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 equity of redemption, statutory right of redemption, homestead, dower, elective or distributive share and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust (the "Foreclosure Notice"), and published the Foreclosure Notice in the Tennessean on May 25, 2012, June 1, 2012 and June 8, 2012, and noticed Grantor and all parties interested in accordance with the provisions of the Deed of Trust and applicable law; and

WHEREAS, the Lender authorized the Successor Trustee to conduct the sale as its agent and convey that portion of the Property that constitutes personal property and fixtures under Article 9 of the Uniform Commercial Code; 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 Sixty-One Thousand Dollars and no/100 ($61,000.00) 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 Sixty-One Thousand Dollars and no/100 ($61,000.00) 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. Grantee acknowledges that the Successor Trustee sold the Property through statutory or judicial foreclosure and that the Successor Trustee has not occupied the Property and has no personal knowledge of its condition or whether or not any defects exist thereon. THE SUCCESSOR TRUSTEE DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER (ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED) AND GRANTEE ACCEPTS SAID PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS" INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY.

[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 21st day of June, 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 21 day of June, 2012.

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 Sixty-One Thousand Dollars and no/100 ($61,000.00).

Affiant

Sworn to and subscribed before me this 21st day of June, 2012.

NOTARY PUBLIC

My Commission Expires:_____

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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17 on the map of the Thuss Plan of lots, of record in Book 547, page 102, Register's Office for said County.

Said Lot No. 17 fronts 40 feet on the westerly side of 28th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ricky Patton by deed of record in Instrument No. 20070810-0095865, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 707 28th Avenue North, Nashville, Tennessee.

Together with the buildings, improvements and fixtures thereon, all appurentances, hereditaments, estate, title and interest belonging thereto; net insurance proceeds; the entire amount awarded or paid for any condemnation or other taking of the Property or any part thereof by any authority pursuant to the power of eminent domain; all personal property and equipment reasonably required for the continued operation of the building(s) located on the Property; all building supplies and materials and landscaping supplies and materials of any kind or nature whatsoever, including plants and vegetation, all 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, whether delivered to such site or installed in the subject Property, tools, appliances, blinds, and draperies, together with all related manufacturers' warranties, policies of insurance, and the products and proceeds therefrom; all existing and future leases on the Property (including extensions, renewals, and subleases), all agreements for use and occupancy of the Property (all such leases and agreements whether written or oral are hereafter referred to as the "Leases"), all guaranties of lessees' performance under the Leases, together with all rents, income, receipts, revenues, issues, profits and other income of any nature

now or hereafter due (incuding any income of any nature coming due during any redemption period) under the Leases or from or arising out of the Premises, including minimum rents, additional rents, percentage rents, parking or common area maintenance contributions, tax and insurance contributions, deficiency rents, liquidated damages following default on any Lease, all proceeds payable under any policy of insurance covering loss of rents resulting from untenantability caused by destruction or damage to the Property, all proceeds payable as a result of a lessee's exercise of an option to purchase the Property, all proceeds derived from the termination or rejection of any Lease in a bankruptcy or other insolvency proceeding and all proceeds from any rights and claims of any kind which Grantor may have against any lessee under the Leases or any occupants of the Property.