BILL GARRETT, Davidson County
Trans:T20120046028 DEEDTRS
Recvd: 06/21/12 13:35 3 pgs
Fees:18.00 Taxes:160.95
20120621-0054593

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $43,500.00.

Amy L. Wood

Subscribed and sworn to before me on this 22nd day of June, 2012.

Notary Public
My Commission Expires: 9/3/12

This Instrument Was Prepared By:
Amy L. Wood
Rudy, Wood, Winstead, Williams & Hardin, PLLC
1812 Broadway
Nashville, TN 37203

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Renasant Bank	New Owner	
1820 West End Ave.	_____	91.8.98
Nashville, Tennessee 37203	_____	

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Reginald Perry, by Deed of Trust (the "Deed of Trust") dated September 25, 2006, of record, Instrument Number 20060818-0101929, Register's Office for Davidson County, Tennessee, conveyed to Capital Bank & Trust Company and R. Rick Hart, Trustee, the hereinafter described real property to secure the payment of a certain 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; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record, Instrument Number 20100831-0069174, 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 May 18, 2012, May 25, 2012 and June 1, 2012.

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 am., June 21, 2012, and Renasant Bank being the highest and best bidders thereof, became the purchaser of said property for the sum Forty Three Thousand Five Hundred and 00/100 ($43,500.00) 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 Renasant Bank, their successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 68, on the Plan of L.H. Davis' Subdivision of Lot 41 of Clifton, as shown on play of record in Plat Book 57, Page 100, 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 Reginald Perry, married, in Instrument No. 200608180101928, 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 Substitute 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 22nd day of June, 2012.

Amy L. Wood, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 22nd day of June, 2012, before me personally appeared Amy L. Wood, Successor Trustee, 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 her free act and deed.

Witness my hand and official seal, this the 22nd day of June, 2012.

Notary Public

My Commission Expires: 9/3/17

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.