STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,001.00.

Amy L. Wood

Subscribed and sworn to before me on this 3rd day of July, 2012.

Notary Public
My Commission Expires: 9/3/12

Davidson County DEEDTRS
Recvd: 07/03/12 12:02 4 pgs
Fees:23.00 Taxes:133.20
20120703-0058473

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

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

New Owner:	Send Tax Bills to:	Map-Parcel:
Eric Sox 7051 Hwy 70 South, #315 Nashville, Tennessee 37221	NEW OWNER	72-9-215

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Erubiel Hernandez and Maribel Blanco, by Deed of Trust (the "Deed of Trust") dated June 21, 2005, of record at Instrument Number 200507210085077, in the Register's Office for Davidson County, Tennessee, conveyed to Capital Bank and Trust and R. Rick Hart, Trustee, and thereafter Amy L. Wood, Esq., as Successor Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Capital Bank and Trust; 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;

WHEREAS, the undersigned was appointed Successor Trustee by the owner and holder of the Note by an instrument of record, Instrument Number 20120606-0049253, in the 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 June 8, 2012, June 15, 2012 and June 22, 2012; and

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 11:10 a.m., July 2, 2012, and **ERIC SOX** being the highest and best bidders thereof, became the purchaser of said property for the sum of Thirty Six Thousand One and 00/100 ($36,001.00) 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 the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 4, Gear Street Condominiums, as established under Master Deed of record in Instrument 20050627-0073536, re-recorded at Instrument No. 200506210070831, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.
>
> BEING the same property conveyed to Erubiel Hernandez, by Warranty Deed from Capital Bank and Trust Company, recorded on the 21st day of July, 2005 in Instrument No. 200507210085076, in the Register's Office for Davidson County, Tennessee.

Being property commonly known as 2715 B Gear Street, Nashville, Tennessee 37216.

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 Successor 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 3rd day of July, 2012.

Amy L. Wood, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 3rd day of July, 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 3rd day of July, 2012.

Notary Public

My Commission Expires: 9/3/12

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

CERTIFIED FOR REMOTE FILING:

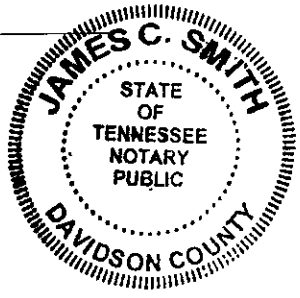
I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on _____



Notary Public James C. Smith
My Commission Expires: March 3, 2015