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:T20120054280 DEEDTRS
Recvd: 07/24/12 13:32 6 pgs
Fees:33.00 Taxes:751.10
20120724-0064991

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	086-010-075.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in that certain Deed of Trust and Security Agreement (Containing an Assignment of Leases) dated October 4, 2005, to R. Rick Hart, Trustee, executed by Walter B. Griffin ("Grantor"), as same appears of record as Instrument Number 20051006-0120464, as modified by that certain Modification of Open End Deed of Trust of record as Instrument Number 20061108-0139092, as modified by that certain Assignment of Rents and Leases of record as Instrument Number 20090520-0046267, 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 June 20, 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 20120522-0044416, said Register's Office; and

WHEREAS, David W. Houston, IV, Successor Trustee, caused certain property described in the Deed of Trust 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, July 20, 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 the equity of redemption, statutory right of redemption, homestead, dower, curtesy, exemption rights, marshalling of assets and all other rights and interests of Grantor, all of which are expressly waived in the Deed of Trust (the "Foreclosure Notice"), and published the Foreclosure Notice in the Tennessean on June 29, 2012, July 6, 2012, and July 13, 2012, and noticed Grantor 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 Two Hundred Three Thousand Dollars and no/100 ($203,000.00) 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 Two Hundred Three Thousand Dollars and no/100 ($203,000.00) 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 13th day of July, 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 23rd day of July, 2012.

NOTARY PUBLIC

My Commission Expires: MELANIE MAYES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 5, 2014

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is Two Hundred Three Thousand Dollars and no/100 ($203,000.00).

Affiant

Sworn to and subscribed before me this 23rd day of July, 2012.

NOTARY PUBLIC

My Commission Expires: MELANIE MAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 5, 2014

EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Shanklin Engineering, described as follows:

Beginning on the northerly margin of Lebanon Road at the southeast corner of the property conveyed to Edwin S. Randall, Jr., et al, as of record in Book 3642, page 297, Register's Office for said County; thence with said Randall's eastern boundary line north 37 degrees 55 minutes west 200 feet; thence north 47 degrees 15 minutes east 60 feet; thence south 37 degrees 57 minutes east 201.67 feet to the northerly margin of Lebanon Road; thence with the same westerly 60 feet to the beginning.

Being the same property conveyed to Walter B. Griffin and wife, Mary J. Griffin, by deed from First American Trust Company, N.A., a national banking association, as Trustee under the Will of C.W. Bateman of record in Book 7088, page 843, in said Register's Office; further, being the same property which is the subject of a quitclaim deed from Walter B. Griffin, dated November 3, 1992, to James Griffin, the son of Walter B. Griffin, of record in Book 8780, page 244, said Register's Office; further, being the same property which is the subject of a quitclaim deed from James Griffin and wife, Sara Griffin, dated March 1, 1997, to Walter B. Griffin and wife, Mary J. Griffin, of record at Book 10809, page 180, said Register's Office.

Mary J. Griffin having since died on June 2, 2004, the property is now vested solely in the name of Walter B. Griffin.

This is improved property commonly known as 3450 Lebanon Pike, Hermitage, Tennessee.

Together with all present and future easements and other appurtenances to the Property; all present and future tenements, emblements, and hereditaments relating to the Property, including all buildings, structures and developmental and other improvements, minerals and mineral rights, flowers, shrubs, crops, trees and timber; all trade, domestic and ornamental fixtures now or hereafter attached to the Property, and all accessions and additions thereto and replacements thereof; any land lying within the right-of-way of any street, opened or proposed, adjoining the Property, and any and all sidewalks, alleys, and strips and gores of land adjacent to

or used in connection with the Property; all contract rights, interests, estate or other claims, both at law and in equity, which Grantor now has or may hereafter acquire with respect to the Property; all the estate, right, title, interest and other claim or demand which Grantor now has or may hereafter acquire in any and all awards or payments made for the taking by eminent domain, together with interest thereon, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Property, including, without limitation, any awards resulting from a change of grade of streets and awards for severance damages; all proceeds of and any unearned premiums on any insurance policies maintained by Grantor (or in which Grantor has any interest) covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof for damages to the Property; all deposits or other security or advance payments, including rental payments made by or on behalf of Grantor to others, with respect to (i) insurance policies relating to all or any part of the Property; (ii) utility service for all or any part of the Property; (iii) cleaning, maintenance, repair or similar services for all or any part of the Property; (iv) refuse removal or sewer service for all or any part of the Property; (v) rental of equipment, if any, used in the operation by or on behalf of Grantor of all or any part of the Property; and (vi) parking or similar services or rights afforded to all or any part of the Property; all remainders, reversions, leasehold estate, right, title and interest of Grantor in and to all leases or subleases of any portion of the Property, now or hereafter existing or entered into, and all right, title and interest of Grantor thereunder, including, without limitation, all cash or security deposits, advance rentals and deposits or payments of similar nature; the continuing right to receive all rents, issues, profits, income, receipts and other revenues derived from the Property (including any income of any nature coming due during any redemption period), including minimum rents, additional rents, percentage rents, parking or

common area maintenance contributions, tax and insurance contributions, deficiency rents, liquidated damages following default in any lease, all proceeds payable under any policy of insurance covering loss of rents resulting from untenantability caused by destruction or damage of 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 a lease or any occupants of the Property; all existing and future leases, licenses or subleases of the same; all agreements for use and occupancy of the Property, together with all renewals, modifications, or extensions thereof, together with all options or other rights pertaining thereto, and together with all present or future policies of lease insurance and guarantees, if any, of the obligations of the lessee or licensee under any lease; all fixtures located upon or within the Property and all presently owned or hereafter acquired equipment items attached to the Property which are necessary to Grantor's operation of any improvements situated thereon; all Grantor's rights under any maintenance or management contract relating to the Property and the right to use any name associated with the Property; all policies of insurance; compensation for any taking or injury to the Property; and all amounts that Grantor may be entitled to receive as a result of defects in or damage to the Property.