BILL GARRETT, Davidson County
Trans:T20120054280 DEEDTRS
Recvd: 07/24/12 13:34 5 pgs
Fees:28.00 Taxes:225.70
20120724-0064993

This Instrument Prepared By:
David W. Houston, IV
Burr & Forman LLP
700 Two American Center
3102 West End Avenue
Nashville, Tennessee 37203

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	092-050-317.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in that certain Real Estate Deed of Trust dated July 16, 2007, to R. Rick Hart, Trustee, executed by The William Patton Jr. Foundation ("Grantor"), as same appears of record as Instrument Number 20070727-0089720, as modified by that certain Amendment to Deed of Trust of record as Instrument Number 20101018-0083355, 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 were further evidenced by that certain UCC Financing Statement, of record as File Number 307147129; as amended by that certain UCC Financing Statement Amendment, of record as File Number 212021695; all recorded with the Tennessee Secretary of State (the "UCC Financing Statements," together with the Deed of Trust, the "Loan Documents");

WHEREAS, the entire indebtedness secured by the Loan Documents 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 20090206-0010635, 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, 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 current and future homestead exemption, curtesy and dower, appraisement and marshalling of liens and assets rights relating to the Property, and all equitable and statutory rights of redemption, 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 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 23rd 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

MELANIE MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV. 5, 2014

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 23rd day of July, 2012.

NOTARY PUBLIC

MELANIE MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV. 5, 2014

EXHIBIT A

3212 Torbett Street, Nashville, TN 37209:

Being the easterly (15) feet of Lot No. 54 and the westerly Eleven (11) feet of Lot No. 53, in George Jackson's Subdivision of the Marable Tract, a plan of which is of record in Book 161, page 86, R.O.D.C. Tennessee.

Said two parts of said lots join together and front 26 feet on Torbett Street in the City of Nashville, and constitutes the westerly 26 feet of a tract of ground conveyed by Goodloe Lindsley to George Mayes by deed recorded in Book 331, page 419 R.O.D.C. Tennessee. The said Lots extend back between parallel lines from Torbett Street 115 feet to an alley in the rear.

Being the same property conveyed to The William Patton Jr. Foundation in Instrument 20061031-0135089 recorded 10/31/2006, Register's Office for Davidson County, Tennessee.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the Property; existing or future leases, subleases, licenses, guaranties and any other written or verbal agreements for the use and occupancy of the Property, including but not limited to any extensions, renewals, modifications or replacements; rents, issues and profits, including but not limited to, security deposits, minimum rents, percentage rents, additional rents, common area maintenance charges, parking charges, real estate taxes, other applicable taxes, insurance premium contributions, liquidated damages following default, cancellation premiums, "loss of rents" insurance, guest receipts, revenues, royalties, proceeds, bonuses, accounts, contract rights, general intangibles, and all rights and claims which Grantor may have that in any way pertain to or are on account of the use or occupancy of the whole or any part of the Property; proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part

of the Property; all insurance proceeds; all construction materials and supplies and all landscaping materials and supplies, of any kind, nature or source whatsoever, whether classified as fixtures or personalty, whether installed within or upon or delivered to the site of development or construction of the Property, and whether delivered or stored in any off-site facility, including, without limitation, all such items acquired with funds provided by the secured party or with other funds; all fixtures, of any kind or nature whatsoever, installed upon or within the Property; all licenses, permits, utility "taps," and together with all rights of Grantor in or to any contracts with third parties pertaining to the construction of the Property, including any refunds or credits due to the Grantor thereunder, together with all equipment and appliances utilized in the operation of the Property, together with all parts, accessions, substitutions, replacements, products or proceeds, and including all manufacturer's warranties and insurance policies or proceeds thereof, whether now owned by Grantor or owned, acquired or received by Grantor at any time in the future.