BILL GARRETT, Davidson County
Trans:T20120054280 DEEDTRS
Recvd: 07/24/12 13:34 5 pgs
Fees:28.00 Taxes:159.10
20120724-0064994

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	081-150-431.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in that certain Real Estate Deed of Trust dated August 14, 2006, to R. Rick Hart, Trustee, executed by Patton Family Partnership ("Grantor"), as same appears of record as Instrument Number 20060816-0100636, as modified by that certain Amendment to Deed of Trust of record as Instrument Number 20101026-0085762, 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 20090206-0010634, 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 current and future homestead exemption, curtesy and dower, appraisement and marshalling of liens and assets rights relating to the Property, and all 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 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 Forty-Three

Thousand Dollars and no/100 ($43,000.00) 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 Forty-Three Thousand Dollars and no/100 ($43,000.00) 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

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 MAY
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 Forty-Three Thousand Dollars and no/100 ($43,000.00).

Affiant

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

NOTARY PUBLIC

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

My Commission Expires:

My Commission Expires NOV. 5, 2014

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 44 on the Plan of George Shields First Addition to North Nashville, as of record in Book 57, Page 62, Register's Office for said County, known as City No. 1207-18th Avenue North, Nashville, Tennessee. Said pair of said Lot No. 44 begins at a point in the westerly margin of Eighteenth Avenue, North, thirty feet north of the southeast corner of said Lot No. 44, being the northeast corner of the property conveyed by Leon Gilbert to Lee Boyd and wife, Marcella Boyd, by deed of record in Book 1641, Page 216, Register's Office for Davidson County, Tennessee, thence with said Boyd's northerly line ninety-six feet in a westerly direction to a point in the west line of said Lot No. 44; thence with said line in a northerly direction thirty-four feet to a pint; thence in an easterly direction 90.4 feet to a point in the east line of said Lot No. 44; thence with said line thirty-eight feet to the beginning.

Being the same property conveyed to Patton Family Partnership by deed of record in Instrument No. 20010716-0075306, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1207 Dr. DB Todd Jr. Blvd., Nashville, 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; and all insurance proceeds.