BILL GARRETT, Davidson County
Trans:T20120068752 DEEDTRS
Recvd: 09/12/12 16:00 4 pgs
Fees:23.00 Taxes:614.20
20120912-0082928

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	112-000-029.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in that certain Deed of Trust dated May 24, 2007, to R. Rick Hart, Trustee, executed by James O. Griffin ("Grantor"), as same appears of record as Instrument Number 20070531-0064477, as corrected by that certain Scriveners' Affidavit of record as Instrument Number 20120412-0031270, as modified by that certain Assignment of Rents and Leases of record as Instrument Number 20110727-0057444, as corrected by that certain Scriveners' Affidavit of record as Instrument Number 20120419-0033743, all recorded in the Register's Office for Davidson County, Tennessee (collectively, the "Deed of Trust"); and

WHEREAS, the liens securing said debt and obligations were further evidenced by that certain UCC Financing Statement, of record as File Number 207061518; as amended by that certain UCC Financing Statement Amendment, of record as File Number 212007903; as further amended by that certain UCC Financing Statement Amendment, of record as File Number 31207645, all recorded with the Tennessee Secretary of State (the "UCC Financing Statements," together with the Deed of Trust, the "Loan Documents"); and

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 unreleased 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 20120522-0044417, 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 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 on July 20, 2012 and announced a postponement of the sale to 12:00 noon (CDT) on Friday, September 7, 2012 at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee, in accordance with 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 One Hundred Sixty-Six Thousand Dollars and no/100 ($166,000.00) 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 One Hundred Sixty-Six Thousand Dollars and no/100 ($166,000.00) 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.

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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 12th day of September, 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 12 day of Sept, 2012.

Linda Hulsey

NOTARY PUBLIC

My Commission Expires: _____

LINDA HULSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Sixty-Six Thousand Dollars and no/100 ($166,000.00).

Alisa C Peter

Affiant

Sworn to and subscribed before me this 12 day of Sept, 2012.

Linda Hulsey

NOTARY PUBLIC

My Commission Expires: _____

LINDA HULSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

EXHIBIT A

A certain tract or Parcel of land in the 9th Civil District of Davidson County, Tennessee, on the North side of Longview Drive.

Beginning at a steel Pin in the center of Longview Drive, the same being the southeast corner of the Wallace Holt Tract; thence with the Holt line North 3-1/2° West 500' to an iron pin; thence North 81° East 100' to an iron pin; thence South 3-1/2° West 500' to an iron pin in the center of Longview Drive; thence with the Road South 81° West 100' to the Point of Beginning and containing 1.11 acres, more or less.

Being the same property conveyed to James O. Griffin by deed from N Town Real Estate, LLC of record in Instrument No. 20070531-0064476, Register's Office for said County as corrected by that certain Scriveners' Affidavit of record as Instrument Number 20120412-0031271.

This is improved property commonly known as 553 Longview Drive, Pegram, 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 goods that Grantor owns now or in the future and that are or will become fixtures related to the Property; all fixtures and improvements located upon or within the Property, together with all building materials and landscaping materials, of any kind or nature whatsoever, whether delivered to such site or installed in the subject real property; together with all building materials of any kind or nature which are acquired by Grantor with funds provided by the secured party; together with all related manufacturers' warranties, policies of insurance, and the products and proceeds therefrom.