BILL GARRETT, Davidson County
Trans:T20120084246 DEEDTRS
Recvd: 11/05/12 10:56 4 pgs
Fees:23.00 Taxes:262.70
20121105-0101577

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:
Eric Sox 7051 Hwy. 70 South, #315 Nashville, TN 37221	Eric Sox 7051 Hwy. 70 South, #315 Nashville, TN 37221	092-080-113.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in(i) that certain Deed of Trust dated April 12, 2002, to R. Rick Hart, Trustee, executed by William Patton Jr. ("Grantor"), as same appears of record as Instrument Number 20020711-0083385, as modified by that certain Amendment to Deed of Trust, as same appears of record as Instrument Number 20030604-0076125; as modified by that certain Amendment to Deed of Trust of record as Instrument Number 20101018-0083356, 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 20090206-0010636, 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 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 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 Seventy-One Thousand One Dollars and no/100 ($71,001.00) by Eric Sox (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 Seventy-One Thousand One Dollars and no/100 ($71,001.00) 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 7th day of September, 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 7th day of September, 2012.

NOTARY PUBLIC

ATHENA GOSNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 4, 2013

My Commission Expires: 3-4-13

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is Seventy-One Thousand Dollars and no/100 ($71,001.00).

Affiant

Sworn to and subscribed before me this 7th day of September 2012.

NOTARY PUBLIC

ATHENA GOSNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 4, 2013

My Commission Expires: 3-4-2013

EXHIBIT A

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 32 on the Plan of John R. Hudson's Addition, as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 32 fronts 50 feet on the westerly side of Fisk, formerly Hudson Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to William Patton, Jr., a married person by deed from James M. Council, d/b/a C &A Enterprise, a record in Instrument No. 200008310086462, Register's Office for Davidson County, Tennessee.

This is improved property commonly known at 503 Fisk Street, 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; 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.