THIS INSTRUMENT PREPARED BY:
Rudy, Wood, Winstead, Williams
& Hardin, PLLC
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

AFFIANT

SUBSCRIBED AND SWORN to before me, this 27 day of December, 2012.

NOTARY PUBLIC
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120099191 DEEDWARR
Recvd: 12/27/12 15:42 4 pgs
Fees:23.00 Taxes:4810.00
20121227-0119634

DEED IN LIEU OF FORECLOSURE

Address New Owner:	Send Tax Notices To:	Map-Parcel Numbers
Renasant Bank 1820 West End Avenue Nashville, TN 37203	Renasant Bank 1820 West End Avenue Nashville, TN 37203	131-12-98

WHEREAS, Renasant Bank (the "Grantee") is the owner and holder of a certain promissory note (the "Note") dated April 20, 2007, from Jack W. Derryberry and Marcella Gilreath Derryberry (the "Grantor") to the Grantee, in the original principal amount of One Million Four Hundred Forty Thousand and No/100 Dollars ($1,440,000.00) hereinafter referred to as the "Obligation", which is secured by the Deed of Trust granted by the Grantor of record in Instrument No. 20070423-0047971, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Grantor acknowledge that default exists under the Obligation; and

WHEREAS, Grantor desires to execute this Deed in Lieu of Foreclosure (the "Deed") in order for Grantor to receive credit toward the Obligation in the amount set forth below; and

NOW, THEREFORE, for and in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, in fee simple, the following described real estate (the "Property"):

Land in Davidson County, Tennessee, being Lot No, 1, on the Final Plat of the Derryberry Property of record as Instrument No. 20011206-0134231 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack W. Derryberry, Jr. and wife, Marcella Gilreath Derryberry by Quitclaim Deed from Jack W. Derryberry, Jr., of record as Instrument No. 20060112-0004856 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors, for themselves, and for its successors and assigns, do hereby covenant and agree to and with Grantee that they are lawfully seized and possessed to the Property conveyed hereby in fee simple; that they have the full power and lawful authority to sell and convey the same; that title thereto is free, clear and unencumbered, except as provided on Exhibit A as attached hereto, and that they will forever warrant and defend the title to same against the lawful claims of all persons whomsoever.

In further consideration of the Grantor's conveyance herein and the forebearance by Grantee of its right to foreclose under the Deed of Trust, and other good and valuable consideration, the Grantor and Grantee do specifically and mutually agree and bind themselves as follows:

1. This Deed is an absolute conveyance of Grantor's right, title and interest in the Property, and is not intended as a mortgage, trust conveyance or a security of any kind.

2. Grantor acknowledges and agrees that this Deed is executed in exchange for a credit against the Obligation in the amount of One Million Three Hundred Thousand and No/Dollars ($1,300,000.00).

WITNESS our hands this 21st day of December, 2012.

[SIGNATURES ON FOLLOWING PAGE]

GRANTORS:

JACK W. DERRYBERRY, JR.

MARCELLA GILREATH DERRYBERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, JACK W. DERRYBERRY, JR, 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 27th day of December, 2012.

NOTARY PUBLIC

REBECCA J. YIELDING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 4, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, MARCELLA GILREATH DERRYBERRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2012.

NOTARY PUBLIC

REBECCA J. YIELDING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 4, 2013

EXHIBIT A

2012 DAVIDSON COUNTY, TENNESSEE REAL PROPERTY TAXES