WARRANTY DEED

B-RME-05-217

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,300.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-29-06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Mark Lepera	Reliant Bank	
217 Farris Avenue	(NAME) 1724 Carothers Parkway, Suite 400	43-15-89
(ADDRESS) Madison, TN 37115	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KRISHA LENNAIL BROWN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK LEPERA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 16 AND 17 ON THE MAP OF ROCK HILL SUBDIVISION OF BLOCK "A" OF THE PROPERTY OF MR. EMMA W. DISMUKES IN THE 11TH CIVIL DISTRICT OF SAID COUNTY, ASCRIBED ACCORDING TO A SURVEY MADE BY EWELL ANDERSON, SURVEYOR AUGUST OF 1945 AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF FARRIS AVENUE AT A POINT 650 FT. SOUTH OF THE PROPERTY CONVEYED TO MCHALE FARRIS AND WIFE BY DEED FROM EMMA W. DISMUKES, OF RECORD IN BOOK 1244, PAGE 138, REGISTER'S OFFICE FOR SAID COUNTY, SAID POINT BEING THE CORNER OF LOTS NOS. 15 AND 16; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTERLY 200 FT.; THENCE SOUTHWARDLY 100 FT. TO THE CORNER OF LOTS NOS. 17 AND 18; THENCE WITH THE LINE BETWEEN SAID TWO LOTS; WESTWARDLY 200 FT. TO THE EASTERLY MARGIN OF SAID AVENUE; THENCE WITH SAID AVENUE, NORTHWARDLY 100 FT. TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KRISHA LENNAIL BROWN BY WARRANTY DEED FROM DARYL WEBB AND DONNA WEBB, RECORDED ON THE 5TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020705-0080748, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDWARR
Recvd: 01/24/06 10:23 2 pgs
Fees:13.00 Taxes:315.61

20060124-0008992

unimproved ( )
This is improved (X) property, known as 217 Farris Avenue, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 13th day of January, 2006.

Krisha Lennail Brown

STATE OF Tennessee
COUNTY OF Davidson

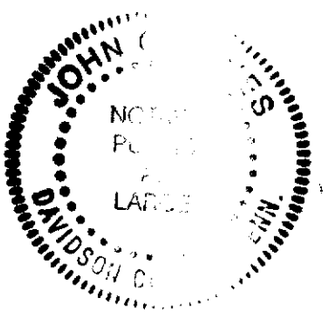
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Krisha Lennail Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of January, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903