WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Leland D. Watts	New Owner	Map 081
2819 Gallatin Road		Group 15-0
Nashville, TN 37216		Parcel 355.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Renasant Bank f/k/a Capital Bank & Trust Company

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Leland D. Watts, married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Bransford Realty Company's Subdivision of the Manlove Addition, as shown on plat of record in Plat Book 421, page 53, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 35 feet on the southerly side of Thompson Street, as widened, and runs back between parallel lines 157 feet to an alley.

TRACT II

Being the westerly seven feet to Lot No. 19, Bransford Realty Company's Re-subdivision of the Manlove Tract (Warner Place) said part of said lot fronts seven feet on the south side of Thompson Street (Knowles Street) and runs back between parallel lines 157 feet.

BEING the same property conveyed to Capital Bank & Trust Company by Substitute Trustee's Deed from Amy Smith, Trustee, of record in Instrument 20070502-0052228, dated May 1, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 53, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1713 Knowles Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 07/09/07 12:32 2 pgs
Fees:13.00 Taxes:203.50
20070709-0081518

FILE BOX 45

Witness my hand this 6th day of July, 2007.

Renasant Bank f/k/a Capital Bank & Trust Company

BY: _____
Mary Bennie Wilson, Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary Bennie Wilson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upor her oath acknowledged herself to be the Executive Vice President of the Renasant Bank f/k/a Capital Bank & Trust Company the within named bargainer, and that she as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the saic Mary Bennie Wilson as such Executive Vice President.

Witness my hand and official seal at office at Nashville, TN on this the 6th day of July, 2007.

My Commission Expires: 3/7/11

_____
Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.