THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 07/09/07 12:34 2 pgs
Fees:13.00 Taxes:370.00
20070709-0081520

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 the transfer is $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2007.

Notary Public
My Commission Expires: 3/7/11

FROM:
Renasant Bank, f/k/a Capital Bank & Trust Company

TO:
Leland D. Watts

ADDRESS OF NEW OWNER:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NO.:
MAP #051-040
PARCEL #089.00

SPECIAL WARRANTY DEED

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, RENASANT BANK, f/k/a Capital Bank & Trust Company, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Leland D. Watts, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 28, on the Plan of Madison Realty Company's Subdivision, as shown on the plat of record in Plat Book 547, page 164, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Capital Bank & Trust Company (now known as Renasant Bank) by Warranty Deed from Mark Lepera, of record in Instrument 20070503-0052907, 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.

This is ( ) Unimproved or (X) Improved property known as: 120 Harrington Avenue; Madison, TN 37115

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 6th day of July, 2007.

GRANTOR -
Renasant Bank

By: Mary Bennie Wilson
Executive Vice President

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in 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 upon her oath acknowledged herself to be the Executive Vice President of Renasant Bank, the within named bargainer(s) and corporation, 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 name of the corporation by the said Mary Bennie Wilson as such Executive Vice President.

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

My Commission Expires: 3/7/11

NOTARY PUBLIC

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