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

PATRICIA NICHOLLS
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 $90,000.00. /2007.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF SEPTEMBER.

Notary Public
My Commission Expires: 1/24/09

FROM:	TO:
RENASANT BANK	LELAND D. WATTS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
LELAND D. WATTS 2819 Gallatin Road Nashville, TN 37216	New Owner	08302002000

Davidson County DEEDWARR
Recvd: 10/02/07 15:50 2 pgs
Fees:13.00 Taxes:333.00
20071002-0117633

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, 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 "C" on the plan of the resubdivision of Lots 8 and 9 in J.W. Love's Subdivision of Greenwood, as shown of record in Book 3106, page 5, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Renasant Bank by Substitute Trustee's Deed from Amy Smith, Trustee, of record in Instrument 20070827-0102754, said Register's Office.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Book 3106, page 5, said Register's Office.

This conveyance is subject to an Ingress/Egress easement of record in Book 3106, page 5, 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 (XX) Improved property known as: 1315 Greenwood Avenue; Nashville, TN 37206.

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 24th day of September, 2007.

GRANTOR:
RENASANT BANK

By: Edward Spurlock
Senior Vice President

By: Gary Hollandsworth
Senior Group Vice President

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 Edward Spurlock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Senior Vice President of Renasant Bank, the within named bargainer and corporation, and that he as such Senior 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 Edward Spurlock as such Senior Vice President.

Witness my hand and official seal this 24th day of September, 2007.

My Commission Expires: 1/24/09

NOTARY PUBLIC

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO

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 GARY HOLLANDSWORTH ~~Fred Wyatt~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Senior Group Vice President of Renasant Bank, the within named bargainor and corporation, and that he as such Senior Group 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 Fred Wyatt as such Senior Group Vice President.

Witness my hand and official seal this 24TH day of September, 2007.

MY COMMISSION EXPIRES JULY 25, 2009

My Commission Expires: _____

NOTARY PUBLIC

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY