SPECIAL WARRANTY DEED

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 THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2007.

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(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 135
2819 Gallatin Road		Group 5-0-
Nashville, TN 37216		Parcel 11

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 and 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:

BEING Lot No. 16, on the Plan of Town Park Estates, of record in Plat Book 3300, Pages 64 and 65, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Capital Bank & Trust Company by Substitute Trustee's Deed from Amy Smith, as Substitute Trustee, of record in Instrument 20070502-0052225, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3400, Page 120, and Book 3436, Page 43, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3300, Pages 64 and 65, 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 1711 Southwind Drive, Nashville, TN 37217

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 the 24th day of October, 2007.

Renasant Bank, f/k/a Capital Bank and Trust Company

BY: _____
Gary Hollandsworth, Senior Vice President

BY: _____
Ed Spurlock, Senior Vice President

Davidson County DEEDWARR
Recvd: 10/26/07 11:07 2 pgs
Fees:13.00 Taxes:307.10

20071026-0126723

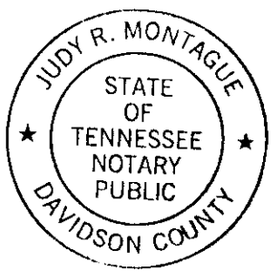
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary Hollandsworth 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 a Senior Vice President respectively of Renasant Bank, the within named bargainer, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 24TH day of October, 2007.

My Commission Expires: MY COMMISSION EXPIRES JULY 25, 2009

Judy R. Montague
Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ed 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 a Senior Vice President respectively of Renasant Bank, the within named bargainer, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 24TH day of October, 2007.

My Commission Expires: MY COMMISSION EXPIRES JULY 25, 2009

Judy R. Montague
Notary Public

