WARRANTY DEED

B-KW-07-1024

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Jessica Elliott
Affiant

Subscribed and sworn to before me, this 19th DAY OF November, 2007.

Tammy Duncan
Notary Public

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie F. Zupan	Renasant Bank	
1024 Pleasant View Drive	(NAME) 2200 Abbott Martin Rd. Ste. 103	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37215	108-16-184
(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 ALICIA S. BERKITT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIE F. ZUPAN, 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 10-B, PERCY PRIEST WOODS, SECTION ONE, ZONE LOT DIVISION OF LOTS 10, 11, 12, 14, 24, 26 AND 34, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 472, AMENDED IN PLAT BOOK 5200, PAGE 652, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALICIA S. BERKITT BY WARRANTY DEED FROM RICHARD T. SMITH AND WIFE, MARY M. SMITH, RECORDED ON THE 29TH DAY OF AUGUST, 2002 IN INSTRUMENT NO. 20020829-0104764, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS INCLUDING THOSE LISTED IN PLAT BOOK 5200, PAGE 472; PLAT BOOK 5200, PAGE 652; BOOK 5984, PAGE 865; BOOK 6020, PAGE 270; BOOK 6097, PAGE 11; BOOK 6560, PAGE 667; BOOK 6353, PAGE 307; BOOK 6071, PAGE 491; BOOK 6095, PAGE 803; BOOK 6147, PAGE 886; BOOK 7430, PAGE 196; BOOK 7430, PAGE 201; BOOK 6147, PAGE 893; BOOK 7430, PAGE 163 AND BOOK 7430, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1024 Pleasant View Drive, Nashville, Tennessee 37214
(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.

Davidson County DEEDWARR
Recvd: 11/28/07 10:18 2 pgs
Fees:13.00 Taxes:458.80
20071128-0137986

Witness my/our hand(s) this 19th day of November, 2007.

Alicia S. Berkitt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alicia S. Berkitt, 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 19th day of November, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903