WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/07 14:34 2 pgs
Fees:13.00 Taxes:666.00

20071204-0140449

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 180,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF DECEMBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-20-2010

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02480 WILLIAMS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James T. Williams	Renasant Bank	MAP:
825 Harpeth Bend Drive	600 Century Park South	Parcel:156-2-191.00
Nashville, TN 37221	Birmingham, AL 35226	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEWART D. BRONSON JR., AND WIFE, ANGIE BRONSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES T. WILLIAMS, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 825 Harpeth Bend Drive, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Witness ~~our~~ hand on the 3rd day of December, 2007.

Stewart D. Bronson Jr.

Angie Bronson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, STEWART D. BRONSON JR. AND ANGIE BRONSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this 3rd day of December, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 743, SECTION TWO, HARPETH WOODS, as shown on plat of record in Plat Book 5200, Page 280, 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 Steward D. Bronson, Jr. by Warranty Deed from William S. Stokes and spouse, Sandra S. Stokes, recorded on the 29th day of November, 2004 in Instrument No. 20041129-0141438, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to:

1. County of Davidson taxes for the year 2008 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, HARPETH WOODS, as recorded in Plat Book 5200, Page(s) 280..

4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5884, Page 840.