THIS INSTRUMENT PREPARED BY:

CHAFFIN, BURNSED & SMITH, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 03/31/08 13:05 2 pgs
Fees:13.00 Taxes:1057.83
20080331-0031909

ADDRESS NEW OWNER AS FOLLOWS:

Dawn Marie Gates
303 North 16th Street
Nashville, TN 37206

SEND TAX BILLS TO:

SAME

MAP-PARCEL NO(S).

083-10-0-149.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,900.00.

Fred K. Wyatt Jr.
Affiant

Subscribed and sworn to before me this 31st day of March, 2008.

CG
Notary Public

My commission expires:

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 31st day of March, 2008, by **RENASANT BANK**, a Mississippi banking corporation, qualified to do business in Tennessee, as GRANTOR, to **DAWN MARIE GATES**, A SINGLE WOMAN, as GRANTEE.

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantee all the real property located in Davidson County, Tennessee, more particularly described as:

Land in Davidson County, Tennessee, being Part of Lot 21, 22 and 23, on the Plan of W.R. Cornelius, Jr. Subdivision, as shown on plat of record in Plat Book 57, page 124, 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 Renasant Bank by Substitute Trustee's Deed of record in Instrument Number 20080220-0016565, recorded 02/20/2008, Register's Office for Davidson County, Tennessee.

BEING improved property known as 303 North 16th Street, Nashville, TN 37206.

Together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, easements, rights-of-way and other matters of record.

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against all claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

RENASANT BANK, a Mississippi Corporation

By: _____
Fred K. Wyatt, Jr.
Title: Senior Group Vice President

By: _____
Gary Hollandsworth
Title: Senior Group Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, CASEY FISHER, a Notary Public in and for the State and County aforesaid, personally appeared **Fred K. Wyatt, Jr.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Group Vice President of Renasant Bank, and that he as such Senior Group Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Group Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2008.

_____
NOTARY PUBLIC

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, CASEY FISHER, 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 oath, acknowledged himself to be the Senior Group Vice President of Renasant Bank, and that he as such Senior Group Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Group Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2008.

_____
NOTARY PUBLIC

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Amy D. Nix, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Amy D. Nix

State of Tennessee
County of Davidson

Personally appeared before me, Casey Fisher, a notary public for this county and state, Amy D. Nix, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public
Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011