39B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/08 15:38 2 pgs
Fees:13.00 Taxes:1243.20

20080602-0056088

23384

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 29th DAY OF May, 2008.

(Affix Seal) Notary Public

My Commission Expires: 11-07-11

JORETTA F. NORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David M. Herrell and wife, Connie S. Herrell	Renasant Bank	Map 172-090-A-178.00 CO
1228 Banbury Row	2200 Abbott Martin Rd Ste 103	
Brentwood, TN 37027	Nashville, TN 37215	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, BRADLEY T. OVERTON AND WIFE, NANCY OVERTON, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID M. HERRELL AND WIFE, CONNIE S. HERRELL, 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, TN, being Lot No. 174 on the plan of Banbury Crossing, Section 5A, of record in Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bradley T. Overton and wife, Nancy Overton by warranty deed from The Jones Company of Tennessee, L.L.C. of record in Instrument No. 20040721-0087366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2008 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 172-090-A-178.00CO.
b. All matters appearing on the Plan of Banbury Crossing, Section 5A of record in Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Book 4148, page 261, Book 4693, page 961, Book 10369, page 48, Book 10962, page 516, Book 10970, page 943, Book 11218, page 180, Instrument No. 20010523-0053234 and Instrument No. 20030728-0105031, Register's Office for Davidson County, Tennessee.
d. By-Laws of record in Instrument No. 20020610-0070239, Register's Office for Davidson County, Tennessee.
e. Charter for Banbury Crossing of record in Book 11187, page 575, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 1228 Banbury Row, Brentwood, Tennessee 37027.

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 the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Witness my/our hand(s) this 29th day of May, 2008:

Bradley T. Overton

Nancy Overton

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named BRADLEY T. OVERTON AND WIFE, NANCY OVERTON, 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~~ Nashville, Tennessee, this 29th day of May, 2008.

Notary Public

My Commission Expires: _____

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010