Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $224,900.00

B Marsing
Affiant

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 20th day of June, 2008.

Notary Public
My commission expires: 11-7-2011

02-0506-46089

Address of New Owner:	Send Tax Bills to:	Tax Information
Kelly R. Smith & Benjamin O. Modena	RENASANT BANK	161-06-O-251
719 McMurray Drive	2200 Abbott Martin Rd., Ste 103	
Nashville TN 37211	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel G. Lustig and Mary P. Conniff**, husband and wife, hereinafter referred to as Grantors, have bargained and sold. and do hereby transfer and convey to **Kelly R. Smith, Unmarried, and Benjamin O. Modena, Unmarried, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being known as Parcel 251 on the Metropolitan Government's Tax Map 161-6 and being described according to a Property Survey prepared by John Kohl & Company, P.C. dated July 16, 1996 as follows;

Beginning at a point in the southerly margin McMurray Drive at the northwest corner of Lot 11, Huntington Park, Section Five ("Huntington Park Section Five"), as of record in Book 4660, Page 47, Register's Office for Davidson County, Tennessee; thence with the western boundary of Lots 11, 3, and 4, Huntington Park Section Five, South 9° 07' 52" West, a distance of 308.00 feet to an iron pin set at the northeast corner of the M. Buford De Ford, Jr. property (the "De Ford Property") as shown on the plat of record in Book 4715, Page 196, said Register's Office; thence with the northern boundary of the De Ford Property, North 81° 05' 00" West, a distance of 99.30 feet to an iron pin set at the northwest corner of the De Ford Property; thence, with the eastern boundary of Lot 153, Huntington Park, Section Two ("Huntington Park Section Two"), as of record in Book 4715, Page 108, said Register's Office, North 8° 55' 00" East, a distance of 92.72 feet to an existing concrete monument; thence, with the northern boundary of Lots 153 and 152 Huntington Park Section Two, North 70° 29' 40" West, a distance of 12.25 feet to an existing iron pin at the southeastern corner of Lot 2, McMurray Estates Resubdivision, as of record in Plat Book 4715, Page 46, said Register's Office; thence, with the eastern boundary of the said Lot 2, North 9° 54' 16; East, a distance of 217.55 feet to an existing iron pin in the southern margin of McMurray Drive thence along the southern boundary of McMurray Drive, along a curve to the left with Delta 13° 00' 04", Radius 480.69', Tangent 54.77', Length 109.07', Cord South 78° 42' 55" East 108.84', to the iron pin set at the point of beginning.

The above description has been prepared from a "Property Survey for Jon E. Coleman" dated July 16, 1996 and prepared by John Kohl & Company, P.C., File No. 23009-292; 400 7th Avenue South, Nashville, TN 37203, Phillip B. Taylor, Tennessee Registered Land Surveyor No. 1459.

Being the same property conveyed to Daniel G. Lustig by deed from Miriam Elise Offut a/k/a Miriam Elise Offutt and husband, John T. Offutt a/k/a John C. Offutt of record in Instrument No. 20050627-0073524, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/10/08 11:42 2 pgs
Fees:13.00 Taxes:832.13

20080710-0070949

Mary E. Conniff, spouse of Daniel G. Lustig, joins in this instrument to convey any marital interest she may have in said property, but does not join in the covenants and warranties of this indenture.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 719 McMurray Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 20th day of June, 2008.

Daniel G. Lustig

Mary E. Conniff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel G. Lustig and Mary E. Conniff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of June, 2008.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON