THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 07/31/08 12:28 3 pgs
Fees:18.00 Taxes:259.00
20080731-0078554

ADDRESS NEW OWNER AS FOLLOWS:

Andrew Bunel, III
2713A Gear Street
Nashville, TN 37216

SEND TAX BILLS TO:

SAME

MAP-PARCEL NO(S).

072-09-0-A001.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

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

Notary Public

My commission expires:

P. ROBYN CALDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 31st day of July, 2008, by **RENASANT BANK**, a Mississippi banking corporation, qualified to do business in Tennessee, as **GRANTOR**, to **ANDREW BUNEL, III, AN UNMARRIED MAN, AND ANDREW E. BUNEL, JR., A MARRIED MAN, as joint tenants with right of survivorship, GRANTEES.**

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

Land in Davidson County, Tennessee, being Unit 1 of the Gear Street Condominiums, as depicted in the Plat of Gear Street Condominiums prepared by Patrick S. Coode, Tennessee Registered Land Surveyor, for and on behalf of John Kohl & Company, P.C., surveyors, dated June 14, 2005, and appearing of recorded as Exhibit C to the Master Deed Establishing Horizontal Property Regime of Gear Street Condominiums, appear of record at deed reference number 20050621-0070831, Register's Office for Davidson County, Tennessee, and re-recorded at deed reference number 20050627-0073536, to which Master Deed and Plat reference is made.

Being the same property conveyed to Renasant Bank in Instrument 20080220-0016671, recorded 2/20/2008, Register's Office for Davidson County, Tennessee.

BEING improved property known as 2713A Gear Street, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, and Grantor has a good right to convey the Property; subject to current real property taxes, easements, zoning and other governmental restrictions, claims, rights-of-way and other matters of record.

And Grantor further covenants with Grantees that Grantor, it successors and assigns will warrant and forever defend the title to the Property to Grantees, their heirs and/or assigns as against all acts of the Grantor herein and no other.

Grantees hereunder accept title to the Property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this Deed, Grantees represent and warrant that they have conducted their own due diligence with regard to the Property and matters of title related to the Property, and represent and warrant that they have not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Grantees accept title to the property subject to any problems arising in connection with Property and/or the improvements thereon.

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: Executive Vice President

By: _____
Gary Hollandsworth
Title: Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JUDY R. MONTAGUE, 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 Executive Vice President of Renasant Bank, and that he as such Executive Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2008.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 25, 2009

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Before me, JUDY R. MONTAGUE, 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 Executive Vice President of Renasant Bank, and that he as such Executive Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 30TH day of July, 2008.

Judy R. Montague
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 25, 2009

My Commission Expires: _____

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Casey Fisher, 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.

Casey Fisher

State of Tennessee
County of Davidson

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

Notary Public

Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012