WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090036471 DEEDWARR
Recvd: 06/02/09 16:03 2 pgs
Fees:13.00 Taxes:555.00
20090602-0050873

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jillian Franklin	Renasant Bank	083-15-0-055
(NAME)	(NAME)	
2816 Paden Drive	2200 Abbott Martin Road, Ste. 103	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brian B. Zuzenak, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jillian Leigh Franklin, a single woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot(s) 83, as shown on the map entitled Fortland Park Section Two, of record as Plat Book 2900, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian B. Zuzenak, by deed from Thomas V. Accuosti, of record as Instrument No. 20050707-0077947, dated July 1, 2005, said Register's Office.

This conveyance is subject to: 2009 taxes, a lien, but not yet due and payable; all matters appearing on the plan of record as Plat Book 2900, page 40; and all restrictions and easements of record, said Register's Office.

This is improved X property, known as 2816 Paden Drive, Nashville, TN 37206
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 29th day of May, 2009.

Brian B. Zuzenak

STATE OF MISSOURI)
COUNTY OF COLE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian B. Zuzenak, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 15:25, this 29TH day of MAY, 2009.

Notary Public

My Commission Expires: 8-7-10

SHARON A THOMPSON
Notary Public-Notary Seal
State of Missouri, Cole County
Commission # 06923828
My Commission Expires Aug 7, 2010