THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Jerry Earwood
6558 Leipers Creek Rd
Columbia, TN 38401

Send Tax Bills To:
SAME

Davidson County DEEDWARR
Recvd: 10/02/09 10:38 3 pgs
Fees:18.00 Taxes:115.07
20091002-0091572

Map & Parcel Nos.:
071-11-0-226.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Renasant Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Jerry Earwood** (herein referred to as "Grantee"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lots Nos. 346 and 347 on the plan of Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Renasant Bank, by deed from Andrew Tolbird, as Substitute Trustee, on December 8, 2008, of record in Instrument Number 20081210-0119115, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that she is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2009** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds herself, her heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 18th day of **Septmber 2009.**

GRANTOR:

Renasant Bank

Rob Bearden
By Rob Bearden,
Special Assets Officer

Fred K. Wyatt, Jr.
By Fred K. Wyatt, Jr.
Executive Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$31,100.00.**

AFFIANT

Subscribed and sworn to before me, this 18th day of **Septmeber, 2009.**

Elizabeth Maison
NOTARY PUBLIC

My Commission Expires:
4-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Leonora Moore, a Notary Public in and for said state and county, **Rob Bearden**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Special Assets Officer** of **Renasant Bank.**, the grantor, and is authorized by the grantor to execute this instrument on behalf of the grantor.

WITNESS my hand and seal at office this 18 day of **September, 2009.**

Leonora K Moore
NOTARY PUBLIC

My Commission Expires:
5/22/10

LEONORA K. MOORE
NOTARY PUBLIC AT LARGE
My Commission Expires May 22, 2010
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Leonora Moore, a Notary Public in and for said state and county, **Fred K. Wyatt**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Executive Vice President** of **Renasant Bank.**, the grantor, and is authorized by the grantor to execute this instrument on behalf of the grantor.

WITNESS my hand and seal at office this 18 day of **September, 2009.**

Leonora K Moore
NOTARY PUBLIC

My Commission Expires:
5/22/10

LEONORA K. MOORE
NOTARY PUBLIC AT LARGE
My Commission Expires May 22, 2010
DAVIDSON COUNTY, TN

I, Hal Wilson, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Seal)