WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20090079303 DEEDWARR Recvd: 11/23/09 08:51 2 pgs Fees:13.00 Taxes:331.15 20091123-0107163	The actual consideration or value, whichever is greater, for this transfer is **$89,500.00.** Affiant Subscribed and sworn to before me, this the 19th day of November, 2009. Notary Public My commission expires: 3/7/2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Miller	**Renasant Bank**	**Map 071-15, Parcel 360**
1224 Stockell Street	**2001 Park Place, North, Suite 650**	
Nashville, TN 37207	**Birmingham, AL 35203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John T. Cook, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Miller, an unmarried man

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 described as follows:

The northerly 43.5 feet of Lot Number 83 on the Plan of the Benedict Land Company's First Subdivision of the Lindsley Tract of record in Plat Book 332, page 40, Register's Office for Davidson County, Tennessee.

Said northerly part of Lot No. 83 fronts 43.5 feet on the westerly margin of Stockell Street, and extends back westwardly between parallel lines, and with the south margin of Ligon Lane, 174 feet to an alley.

Included but excluded is the property conveyed to the Metropolitan Government of record in Book 8179, Page 72, said Register's Office.

Being the same property conveyed to John T. Cook, a married person, by Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4, dated June 23, 2009, of record in Instrument No. 20090724-0069623, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Deutsch Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, of record in Instrument No. 20090304-0019046 and corrected in Instrument No. 20090724-0069622, Register's Office for Davidson County, Tennessee. Said property was conveyed to Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument No. 20090109-0002295, by Consumer Trust Title & Escrow, Trustee, said Register's Office. Said property was further conveyed from Joseph R. Citti, unmarried to Roger W. Evans and spouse, Gloria A. Evans, by Deed of record in Book 11284, Page 945, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is improved (_X_) Unimproved (____) property, known as **1224 Stockell Street, Nashville, TN 37207**

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 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/our hand(s) this **19th** day of **November, 2009.**

John T. Cook

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **John T. Cook,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **November, 2009.**

MEREDITH BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5·8·12