return to:
Jim H. Vanderpool, P.C.
156 Seaboard Lane, Suite G-104
Franklin, TN 37067

(2)

BILL GARRETT, Davidson County
Trans: T20090081922 DEEDWARR
Recvd: 12/03/09 11:27 2 pgs
Fees: 13.00 Taxes: 429.20
20091203-0110833

SPECIAL WARRANTY DEED

CHAD STARNES CHAIRMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF NOVEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

File No.: DSE-09-6960

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica R. Maness and Luke Maness	SAME	
(NAME)	(NAME)	
6960 Old Hickory Blvd.		03900012100
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Renasant Bank, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said Jessica R. Maness and husband Luke Maness, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD, AT THE NORTHEAST CORNER OF THE PROPERTY BEING DESCRIBED AND ALSO BEING THE NORTHWEST CORNER OF THE E.P. ALLEN PROPERTY DESCRIBED IN BOOK 9729, PAGE 854:

THENCE WITH THE WEST LINE OF ALLEN (TRACK 1) SOUTH 14 DEGREES 26 MINUTES 25 SECONDS WEST 279.01 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE NORTH LIEN OF ALLEN (TRACK II) NORTH 78 DEGREES 03 MINUTES 35 SECONDS WEST 114.39 FEET TO AN IRON PIN ; THENCE WITH THE WEST LINE OF ALLEN TRACK II) SOUTH 02 DEGREES 33 MINUTES 35 SECONDS EAST 15.00 FEET TO AN IRON PIN ; THENCE WITH THE WESTERLY LINE OF B. HUFFINE (INSTRUMENT 200606210074276 - THE JERRY L. ELMORE LOT RECORDED IN PLAT BOOK 8250, PAGE 422) SOUTH 29 DEGREES 36 MINUTES 46 SECONDS WEST 161.15 FEET TO AN IRON PIN; THENCE SOUTH 29 DEGREES 36 MINUTES 46 SECONDS WEST 422.02 FEET TO AN IRON PIN; THENCE WITH THE WESTERLY LINE OF R. THOMPSON (BOOK 8672, PAGE 115) SOUTH 30 DEGREES 11 MINUTES 17 SECONDS WEST 1201.02 FEET TO AN IRON PIN; THENCE SOUTH 85 DEGREES 53 MINUTES 31 SECONDS WEST 25.18 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF D. CHAMPAGNE (INSTRUMENT 200605040052216) WITH THE EASTERLY LINE OF CHAMPAGNE AS FOLLOWS: NORTH 11 DEGREES 43 MINUTES 52 SECONDS WEST 1023.00 FEET TO AN IRON PIN; THENCE NORTH 51 DEGREES 19 MINUTES 09 SECONDS EAST 540.00 FEET TO AN IRON PIN AT A 30" MAPLE STUMP; THENCE NORTH 61 DEGREES 09 MINUTES 409 SECONDS EAST 343.48 FEET TO AN IRON PIN AT A 28" BOX ELDER, THENCE NORTH 71 DEGREES 23 MINUTES 15 SECONDS EAST 407.00 FEET TO AN IRON PIN; THENCE NORTH 20 DEGREES 12 MINUTES 40 SECONDS EAST 243.03 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD (60' RIGHT OF WAY); THENCE WITH THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD SOUTH 64 DEGREES 30 MINUTES 46 SECONDS EAST 126.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.41 ACRES MORE OR LESS.

THIS DESCRIPTION RESULTED FROM A SURVEY DATED MAY 11, 2007, PREPARED BY MURRAY WALL & COMPANY, P.C.

Being the same property conveyed to Renasant Bank by Substitute Trustee's Deed from Amy L. Wood in her capacity as Substitute Trustee, recorded on July 2, 2009 in Instrument Number 20090702-0062131, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as *6960 Old Hickory Blvd., Whites Creek TN 37189*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 ____ day of November, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Renasant Bank

BY:

Fred R. Wyatt

Fred Wyatt, Executive Vice President

ATTEST:

Rob Bearden

Rob Bearden, Special Assets Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25TH day of November, 2009, before me personally appeared Fred Wyatt, to me known (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, the within named bargainor, a corporation, and that he as such Executive Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25TH day of November, 2009.

Judy R. Montague

Notary Public
My Commission Expires:

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25TH day of November, 2009, before me personally appeared Rob Bearden, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Special Assets Officer of Renasant Bank, the within named bargainor, a corporation, and that he as such Special Assets Officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25TH day of November, 2009.

Judy R. Montague

Notary Public
My Commission Expires:

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013