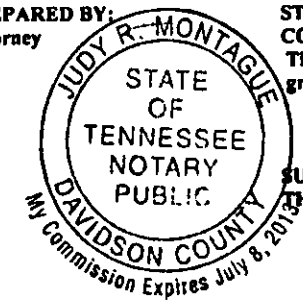
THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2010.

Notary Public
My Commission Expires:_____

FROM:	TO:
RENASANT BANK	KUDZU REAL ESTATE, INC.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Kudzu Real Estate, Inc. 2020 Fieldstone Pkwy; S900-203 Franklin, TN 37069	New Owner	Map #09401033600

SPECIAL WARRANTY DEED

FOR AND IN 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, RENASANT BANK, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto KUDZU REAL ESTATE, INC., hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 58, on the Plan of Section One, Revised, Shelby Heights, of record in Plat Book 2330, Page 171, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Renasant Bank by Substitute Trustee's Deed from Amy L. Wood, Esq., as Successor Trustee, of record in Instrument 20100201-0008080, Register's Office for said County, dated February 1, 2010.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2330, Page 171, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is ( ) Unimproved or (X) Improved property known as: 905 S. 14th St. - Nashville, TN 37206

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20100039853 DEEDWARRSP
Recvd: 06/30/10 09:50 2 pgs
Fees:13.00 Taxes:148.00
20100630-0051053

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 29TH day of June, 2010.

GRANTOR - RENASANT BANK

Rob Bearden

By: Rob Bearden, Special Assets Officer

J.W. Gregory

By: John Gregory, Executive Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rob Bearden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Special Assets Officer, respectively of Renasant Bank, the within named bargainer, and that he as such Special Assets Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

Witness my hand and official seal at Nashville, Tennessee, this 29TH day of June, 2010.

My Commission Expires: _____

Judy R. Montague
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executive Vice President, respectively of Renasant Bank, the within named bargainer, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29TH day of June, 2010.

My Commission Expires: _____

Judy R. Montague
Notary Public

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