BILL GARRETT, Davidson County
Trans:T20100067695 DEEDWARRSP
Recvd: 10/26/10 08:44 2 pgs
Fees:13.00 Taxes:1387.50
20101026-0085505

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $ [redacted] 375,000.00 Affiant Subscribed and sworn to before me, this 8 day of October 2010. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Protential, Inc.	Protential, Inc.	[redacted] Map\Parcel: 053-12-0-071.00 + 72
103/105 26th Street	103 26th Street	
Old Hickory, TN 37138	Old Hickory, TN 37138	

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 ACKNOWLEDGE, WE,

Renasant Bank

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

Protential, Inc.

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 No. 22 and the Westerly 1/2 of Lot No. 23 on the Plan of Dabbs and Elliot Subdivision No. 1 of record in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mid-Cumberland Development Inc., a Tennessee corporation, by Warranty Deed from Betty L. Martin and John Martin, in their capacity as Trustee and Co-Trustee of the 26th Street Lakewood Trust, dated September 3, 2004, of record in Instrument No. 20040909-0108914. Said property was conveyed to R. Rick Hart, Trustee for Renasant Bank, of record in Instrument No. 20040909-0108915, dated September 3, 2004, who hereby appointed David W. Houston, IV as Successor Trustee, of record in Instrument No. 20100125-0006180. David W. Houston, IV, as Successor Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Successor Trustee's Deed to Renasant Bank, of record in Instrument No. 20100323-0021788, dated March 23, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 547, Page 97, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 85, Page 96 & 98, Register's Office for DAVIDSON County, Tennessee. Sewer Easement as set out in Book 815, Page 96 & 98, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as **103/105 26th Street, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee**, its successors and assigns, in fee simple forever.

Grantor further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantee**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

Witness my/our hand(s) this 31st day of Septembert, 2010.

Renasant Bank

By: _____
Steve Moody, Senior Vice President

By: _____ EVP
Gary Hollandsworth, Executive Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Steve Moody and Gary Hollandsworth, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Senior Vice-President and Executive Vice-President, respectively of Renasant Bank and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 2nd 3rd day of September, 2010

My Commission Expires: 5/8/12

_____
Notary Public

KARIS MURPHY, DAVIDSON COUNTY, TN
NOTARY PUBLIC
My Commission Expires May 8, 2012

File #: **100676KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027