Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110005594 DEEDWARR
Recvd: 01/28/11 09:14 2 pgs
Fees:13.00 Taxes:4070.00
20110128-0007713

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$1,100,000.00

Affiant

Subscribed and sworn to before me, this 26th day of January, 2011.

Notary Public

My commission expires:

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael R. DeBaun **Sandra R. DeBaun**	New Owner	**Map 117, Group 05-0, Parcel 04.0**
713 Lynnbrook Road		
Nashville, TN 37215		

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

Michael R. DeBaun and Sandra R. DeBaun , Husband and Wife

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 the South 60 feet of Lot No. 3 and the North 20 feet front and 14 feet rear of Lot No. 4 of Block "J" on the Map of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 80 feet on the Westerly side of Lynnbrook Road, formerly Stokes Avenue and run back between lines 221 feet 3 inches to the Easterly margin of an alley, on which they measure 74 feet.

Being the same property conveyed to Clara D. Brown, by Warranty Deed, from Benjamin Joseph Middendorf and wife, Rosemary Middendorf, of record in Instrument No. 20051017-0124679, Dated October 14, 2006. Said property was conveyed to R. Rick Hart, Trustee, of record in Instrument No. 20060906-0110290, Dated August 25, 2006, who subsequently appointed Charles S. Sanger, as Successor Trustee, of record in Instrument No. 20090414-0033622, Dated April 13, 2009. Charles S. Sanger, 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. 20090603-0051289, Dated June 3, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, Page 85, Register's Office for DAVIDSON County, Tennessee. Restrictive covenant for detached structure contained in an instrument of record in Instrument No. 20060207-0015086, Register's Office for DAVIDSON County, Tennessee. Must be provided satisfactory proof that the Notice and Abstract of Lien Lis Pendens of record in Instrument No. 20100609-0044789 has been released. 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 713 Lynnbrook Road, Nashville, TN 37215.

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 in 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 26th day of January, 2011.

Renasant Bank

By: _____
Steve Moody, Senior Vice President

By: _____
Fred Wyatt, 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**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Senior Vice President** of **Renasant Bank** and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 26th day of January, 2011.

My Commission Expires: 9-8-13 _____
Notary Public

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Fred Wyatt**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, 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** and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 26th day of January, 2011.

My Commission Expires: 9-8-2013 _____
Notary Public

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: **110021KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027