Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$26,500.00** Affiant Subscribed and sworn to before me, this 23th day of February, 2011. Notary Public My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

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:
Robert O'Malley	**New Owner**	**Map\Parcel: 082-04-0-208.00**
894 Sharpe Avenue	**P.O. Box 4**	
Nashville, TN 37206	**Antioch, TN 37013-0004**	

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

Robert O'Malley and wife, Betty S. O'Malley

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. 75 on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 75 fronts 50 feet on the south side of Sharpe Avenue, formerly Osage Street, and runs back between parallel lines, along the westerly margin of an alley, 147 feet to another alley in the rear.

Being the same property conveyed to Mitchell Equities, Incorporated, a Tennessee corporation, by Quitclaim Deed from Troy M. Shelton and wife, Diane Shelton, dated July 23, 2003, of record in Instrument No. 20030724-0103773, Register's Office for Davidson County, Tennessee. Said property was conveyed to R. Rick Hart, Trustee for Renasant Bank, successor by merger to Capital Bank & Trust Company, of record in Instrument No. 20060324-0033585, who subsequently appointed Andrew Tolbird as Substitute Trustee, of record in Instrument No. 20080213-0014451, dated February 12, 2008. Andrew Tolbird as Substitute 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 Substitute Trustee's Deed to Renasant Bank, of record in Instrument No. 20081230-0123692, dated December 29, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, Page 3, 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 **894 Sharpe Avenue, Nashville, TN 37206.**

BILL GARRETT, Davidson County
Trans:T20110012508 DEEDWARRSP
Recvd: 03/02/11 10:04 2 pgs
Fees:13.00 Taxes:98.05
20110302-0016660

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 23rd day of February, 2011.

Renasant Bank

By: _____
Steve Moody, Senior Vice President

By: _____
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**, 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 23rd day of February, 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, **Gary Hollandsworth**, 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 23rd day of February, 2011.

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

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 110036KS
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027