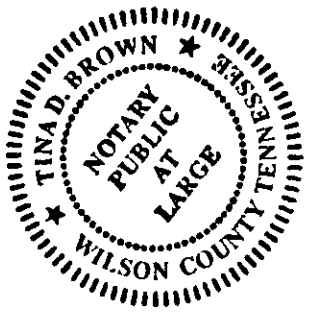


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$480,000.00

Janel Johnson
Affiant

Subscribed and sworn to before me, this 1st day of March, 2011.

Tina D. Brown
Notary Public

My commission expires: 1-26-2014

(Notary Stamp)

BILL GARRETT, Davidson County
Trans:T20110012985 DEEDWARRSP
Recvd: 03/03/11 15:13 2 pgs
Fees:13.00 Taxes:1776.00
20110303-0017284

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:
Stallworth Development Company, LLC	New Owner	Map\Parcel: 094-09-0-090.00
322 Hermitage Avenue		& Parcel 096.00
Nashville, TN 37210		

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

Stallworth Development Company, LLC, a limited liability company

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. 2 on the Final Plat of the Re-subdivision of Lot No. 3 on the Plan of Stanley Subdivision of record in Plat Book 4300, Page 122 and Parts of Lot Nos. 6, 7, 8 & 9 on the Plan of Corley's Subdivision of Lot No. 75, Fairfield Village of record in Book 45, Page 575, Register's Office for Davidson County, Tennessee, said Final Plat being of record in Instrument No. 20021223-0157905, Register's Office for Davidson County, Tennessee.

Also described as Lot Nos. 1 and 2 of Ragan Subdivision, as of record in Instrument No. 20071011-0120928, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, to which plat voids, vacates and supersedes Lot 2 on the Final Plat of Re-subdivision as recorded in Instrument No. 20021223-0157905, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. Ragan and wife, Charlotte J. Ragan by Warranty Deed from David C. Watkins, Jr. and wife, Karen R. Watkins, of record in Instrument No. 20070514-0057698, dated May 11, 2007, Register's Office for Davidson County, Tennessee. Said property was conveyed to R. Rick Hart, Trustee for Renasant Bank, of record in Instrument No. 20071018-0123777, dated October 9, 2007, and as modified by Modification Agreement of record in Instrument No. 20080917-0094870, dated September 16, 2008, who subsequently appointed David W. Houston, IV, as Successor Trustee, of record in Instrument No. 20101202-0096086. 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 property was struck off and sold and conveyed by Successor Trustee's Deed to Renasant Bank, of record in Instrument No. 20101229-0103671, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20071011-0120928, Register's Office for DAVIDSON County, Tennessee.

Maintenance Agreement for Storm Water Management Facilities contained in an instrument of record in Instrument No. 20070830-0103992, Register's Office for DAVIDSON County, Tennessee. Sewer, Drainage and Water Main Easement of record in Instrument No. 20070830-0104079, Register's Office for DAVIDSON County, Tennessee. Easements set forth of record in Book 4300, Page 122 and Instrument No. 20010815-0088381, Register's Office for DAVIDSON County, Tennessee. All matters of record in Plat Book 4300, Page 122 and Plat Book 45, Page 575, 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 **322 & 326 Hermitage Avenue, Nashville, TN 37210.**

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 1st day of March, 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 1st day of March, 2011.

My Commission Expires: 5/8/12

Notary Public

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

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 1st day of March, 2011.

My Commission Expires: 5/8/12

Notary Public

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

File #: **110058KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027