BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***196,000.00.

Matthew L Rieger
Affiant

Subscribed and sworn to before me this 14th day of November, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20110073666 DEEDWARR
Recvd: 11/21/11 13:44 2 pgs
Fees:13.00 Taxes:725.20
20111121-0091065

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Brandon Spencer 1615 Sumner Avenue Nashville, Tennessee 37206	Renasant Bank 2001 Park Place North #650 Birmingham, AL 35203	MAP 083-06-0 PARCEL 024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Six Thousand and 00/100 Dollars ($***196,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Matthew L. Rieger, ummarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Brandon Spencer, a single person, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 27 on the Plan of Subdivision of Lots 8, 9, 10 and part of Lot 7 in Block "A", Lots 13-14 in Block "B", all of Block "C" in Subdivision of the Weakley Place of record in Book 547, page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Matthew L. Rieger, unmarried, by Warranty Deed dated March 29, 2001, from Connie A. Fink, married, of record as Instrument No. 20010404-0032676 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1615 Sumner Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2012 and all future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Subdivision of Lots No. 8, 9, 10 and part of Lot No. 7 in Block "A", Lots No. 13-14 in Block "B", all of Block "C" in Subdivision of Weakley Place of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

14th IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 14th day of November, 2011.

Matthew L Rieger

Matthew L. Rieger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew L. Rieger, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2011.

Mitchell A Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY