Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

BILL GARRETT, Davidson County
Trans:T20120058348 DEEDQC
Recvd: 08/07/12 10:31 3 pgs
Fees:17.00 Taxes:0.00
20120807-0070188

This Instrument Prepared By:
BURR & FORMAN LLP (ACP)
700 Two American Center
3102 West End Avenue
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Thomas L. and Bessie L. Smith 313 Garrett Drive Nashville, TN 37211	Thomas L. and Bessie L. Smith 313 Garrett Drive Nashville, TN 37211	147-1-274.00

THIS QUITCLAIM DEED, made and effective as of the ___ day of July, 2012, is from **RENASANT BANK** ("Grantor"), whose mailing address is 9135 Carothers Parkway, Franklin, Tennessee 37067, to **THOMAS L. SMITH AND BESSIE L. SMITH** (the "Grantees"), 313 Garrett Drive, Nashville, Tennessee 37211, to which address all tax notices should be sent.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantees, their heirs and assigns, all of Grantor's right, title and interest in certain land located in Davidson County, Tennessee, as further described in **Exhibit A** attached hereto and made a part hereof (the "Property").

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantees acknowledge that Grantor acquired the Property through statutory or judicial foreclosure and that Grantor has not occupied the Property and has no personal knowledge of its condition or whether or not any defects exist thereon. **GRANTOR DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER (ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED) AND GRANTEES ACCEPT SAID PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS" INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY.**

[THE REST OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

GRANTOR:

RENASANT BANK

By: _____
Its: Senior Vice President

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, a notary public of the state and county aforementioned, Steve Moody with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Senior Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office, this 24 day of July, 2012.

_____
NOTARY PUBLIC

[SEAL] AMANDA W. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-8-13

STATE OF TENNESSEE)

COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer is $ 0.00 .

THOMAS L. SMITH

Sworn and subscribed to before me this 25th day of July, 2012

NOTARY PUBLIC

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

My Commission Expires: _____

[Seal]

EXHIBIT A

Legal Description

313 Garrett Drive, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 147 on the plan of Caldwell Hall, Section I, of record in Book 2900, page 57, 58 & 59, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Renasant Bank by successor trustee's deed from David W. Houston, IV, Successor Trustee, of record as Instrument 20120504-0038861, Register's Office for Cheatham County, Tennessee.