Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Renasant Bank 1820 West End Avenue Nashville, Tennessee 37203	Same	092-12-0-527.00 092-16-0-433.00
Return to: This instrument prepared by: Bradley Arant Boult Cummings, LLP (CSS) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, 1808 West End Owner, LLC ("**Grantor**") has bargained and sold, and hereby transfers and conveys to Renasant Bank ("**Grantee**"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Without limiting the foregoing, the Property is expressly subject to:

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2012.

Notary Public

My Commission Expires: _____

DIANE M LEBLANC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20120069632 DEEDWARRSP
Recvd: 09/17/12 10:33 4 pgs
Fees:23.00 Taxes:16650.00

20120917-0084098

7/2954733.1
106550-301010 09/09/12

2. The plat of record in Inst. No. 200711130133032 shows the following:

Special Note No. 4:
With regard to Lot 2 only, a minimum building setback line along the West End Avenue property line is established in relation to the height of the existing building and/or any new construction as set out therein.

Special Note No. 5:
In the event that Alley #382 is vacated and abandoned by action of the Metropolitan Government of Nashville and Davidson County, the area of the alley lying within Lots 1 and 2 shall become a perpetual easement for vehicular and pedestrian ingress and egress and said easement shall run with the land as an encumbrance on Lots 1 and 2 for the benefit of Lots 3 and 4.

3. Declaration and Protective Covenants of record in Instrument No. 200801090002888, Register's Office for Davidson County, Tennessee.

4. Grant of Utility Line Easement of record in Instrument No. 200804020033408 in the Register's Office for Davidson County, Tennessee, as shown on the survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc., Job No. 12158 ALT, dated August 10, 2012, last revised September 4, 2012.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc., Job No. 12158 ALT, dated August 10, 2012, last revised September 4, 2012:

-Parking spaces on the northern portion of Lot 2 of the Land encroach onto Alley No. 382;

-Wall and Sign at the southwest corner of Lot 2 of the Land encroaches onto the adjacent public right-of-way; and

-Curb at the northwest portion of Lot 1 of the Land encroaches onto the adjacent public right-of-way.

This is improved property, known as 1820 West End Avenue and 1817 Hayes Street, Nashville, Tennessee.

(the remainder of this page has intentionally been left blank)

Executed this 12th day of September, 2012.

GRANTOR:

1808 WEST END OWNER, LLC, a Delaware limited liability company

By: 1808 West End, L.L.C., a Delaware limited liability company, its managing member

By: _____
Jon A. Cummins, President

STATE OF Pennsylvania)
COUNTY OF Philadelphia)

Before me, Theresa Malloy the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Jon A. Cummins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **1808 West End, L.L.C.**, the managing member of **1808 West End Owner, LLC**, the within named grantor and a Delaware limited liability company, and that as such **Jon A. Cummins, President** of **1808 West End, L.L.C.**, the managing member of **1808 West End Owner, LLC**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **1808 West End Owner, LLC**, by himself as such President of the managing member.

WITNESS my hand and seal at office in Philadelphia, Pennsylvania this the 12th day of September, 2012.

_____
Notary Public
My Commission Expires: 1/5/2014

NOTARIAL SEAL
THERESA MALLOY
Notary Public
PHILADELPHIA CITY, PHILADELPHIA CNTY
My Commission Expires Jan 5, 2014

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 1 AND 2 ON THE PLAN OF RESUBDIVISION OF LOTS 120-129 PLAN OF BOYD HOME TRACT OF RECORD IN INSTRUMENT NO. 200711130122032, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO 1808 WEST END OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 200704130044724, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.