WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

G-VRE-06-100

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Fentress	BancorpSouth	
100 Craighead Avenue (ADDRESS)	5217 Maryland Way (NAME) (ADDRESS)	104-05 275.01
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GEORGE DEGERBERG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES FENTRESS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHWESTERLY PART OF LOT NO. 449 ON THE MAP OF THE RICHLAND REALTY COMPANY'S SUBDIVISION C OF RECORD IN BOOK 421, PAGE 31, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, AT THE INTERSECTION OF TWO ALLEYS; THENCE ALONG THE MARGIN OF AN ALLEY, NORTH 68 DEGREES 39' EAST 60 FEET TO A CORNER OF THE PROPERTY AS CONVEYED BY DEED OF RECORD IN BOOK 739, PAGE 121, SAID REGISTER'S OFFICE, SAID POINT BEING 9.8 FEET WEST OF THE COMMON CORNER OF LOT NOS. 449 AND 450; THENCE NORTH 6 DEGREES 30' WEST 100 FEET TO A POINT; THENCE NORTH 88 DEGREES 16' WEST 69 FEET TO A POINT IN THE EASTERLY MARGIN OF AN ALLEY, WHICH POINT IS 17.8 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT NO. 445; THENCE ALONG THE MARGIN OF AN ALLEY SOUTH 11 DEGREES 14' EAST 125.7 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GEORGE DEGERBERG BY WARRANTY DEED FROM ROBERT W. BOLSTER, SR. AND WIFE, ALICE T. BOLSTER, RECORDED ON THE 23RD DAY OF MAY, 2005 IN INSTRUMENT NO. 20050523-0058134, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 100 Craighead Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 3rd day of February, 2006.

George Degerberg

Davidson County DEEDWARR
Recvd: 02/10/06 13:51 2 pgs
Fees:13.00 Taxes:462.50

20060210-0016678

STATE OF Tennessee
COUNTY OF Davidson

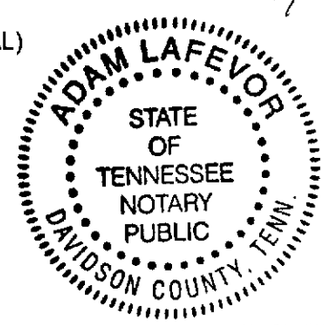
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Degerberg, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 3rd day of February, 2006.

Notary Public

My Commission Expires: 11/22/08

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903