File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $139,000.00.

Davidson County DEEDWARR
Recvd: 12/08/06 13:19 2 pgs
Fees:13.00 Taxes:514.30
20061208-0152024

Subsribed and sworn before me this the 30th day of November, 2006.

Affix Seal

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
Return TO: **SOUTHEAST TITLE of Tennessee, Inc.** 600894
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:	Send tax bills to:
Steven A. Young and wife, Joseane C. Young	Bancorp South
719 Harding Place	5217 Maryland Way
Nashville, TN 37221	Brentwood, TN 37027

Map 146-4 Parcel 32

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Frozan Khan , unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Steven A. Young and wife, Joseane C. Young

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, described as follows: Being Lot No. 706 on the Plan of Caldwell Hall, Section X, of record in Book 3106, page 79, Register's Office for said County.

Said Lot No. 706 fronts 96.8 feet on the southerly side of Harding Road and extends back 160 feet on the easterly line and 190.24 feet on the westerly line, to a dead line in the rear on which it measures 92.82 feet.

Included in the above description but specifically excluded from the property being conveyed herein is the following tract which was conveyed to the State of Tennessee by Warranty Deed from Freba Kahn of record in Book 11419, page 455, Register's Office for Davidson County, Tennessee. BEGINNING at a point on the common property line between Mohammad Kahn and Wasima Khan and the grantors therein, said point being on the south existing right of way line of State Route 255 (Harding Place) and located 38.95 feet right of State Route 255 (Harding Place) survey centerline station 119+38.17; thence with said existing right of way line Southeasterly with a curve to the right having a radius of 220.00 feet an arc distance of 20.00 feet to a point located 37.87 feet right of survey centerline station 119+62.60, thence continuing with said existing right of way line with a curve to the left having a radius of 1,560.32 feet an arc distance of 76.80 feet to a point located 37.26 feet right of survey centerline station 120+33.09, said point being on the common property line between Quoc Lam and Chau Quy Lamtroung and the grantors therein, thence with said common property line South 03 degrees 47 minutes 34 seconds West a distance of 11 feet, more or less, to a point located 48 feet right of survey centerline station 119+33, more or less, said point being on the south proposed right of way line of State Route 255 (Harding Place) ; thence with said proposed right Northwesterly of way line with a curve to the right having a radius of 1.484.79 feet an arc distance of 73 feet, more or less, to a point located 48 feet right of survey centerline station 119+62.62; thence continuing with said proposed right of way line North 82 degrees 56 minutes 09 seconds West a distance of 24 feet, more or less, to a point located 48 feet right of survey centerline station 119+38, more or less, said point being on the common property line between Mohammad Khan and Wasima Khan and the grantors therein; thence with said common property line North 01 degrees 16 minutes 51 seconds East a distance of 10 feet, more or less, to the POINT OF BEGINNING and containing 994 square feet, more or less, and being a portion of the same property conveyed unto the grantors therein as of record in Deed Book 9218, page 506, Register's Office for Davidson County, Tennessee.

Said excluded portion having been incorrectly omitted from the previous Deeds of record in Book 1171, page 836 and Instrument Number 20021206-0150704, said Register's Office.

Being the same property conveyed to Frozan Khan by Quitclaim Deed of record in Instrument Number 20021206-0150704, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 719 Harding Place, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 30th day of November, 2006.

Frozan Khan

Frozan Khan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Frozan Khan, the bargainor(s), 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 11/30/06.

My commission expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public