This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/27/07 14:34 2 pgs
Fees:13.00 Taxes:296.00
20071227-0148067

ADDRESS NEW OWNER:
Keith Shackelford
1507 Sugarwood Dr
Brentwood TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Cadence Bank, N.A.
93 Seaboard Lane
Brentwood, TN 37027

MAP 83-13
GROUP
PARCEL 464

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BancorpSouth Bank, ,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Keith Shackelford,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Lindsley Home Place, Block "S", of record in Plat Book 2, page 92, Register's Office, Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Patricia Diane Gough, a single woman by deed dated September 29, 2005 from Eaton Family Properties, a general partnership of record in Instrument No. 20050929-00116921, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BancorpSouth Bank by deed from Jerry P. Spore, as Trustee dated September 24, 2007 of record in Instrument no. 20070928-0115605, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1519 Boscobel Street, Nashville, Tennessee 37206.**

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, his heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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. 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 hand this **the 19th** day of **December, 2007.**

BancorpSouth Bank

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared Mike Dowies with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged himself to be Vice President of **BancorpSouth Bank**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 19th day of December, 2007.

Debora L. Wynn
NOTARY PUBLIC

DEBORA LYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 1-22-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 19th day of December, 2007.

_____
Karen C. Asplint
NOTARY PUBLIC

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/5/2011