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

Davidson County DEEDWARR
Recvd: 03/03/08 10:56 2 pgs
Fees:13.00 Taxes:296.00
20080303-0020705

ADDRESS NEW OWNER:
David E. Spinks
205 South 6th Street
Nashville, TN 37206

SEND TAX BILL TO:
Owner
205 South 6th Street
Nashville,TN 37206

MORTGAGEE:
Commerce Union Bank
714 Nashville Pike, Suite 1
Gallatin, TN , 37066-7126

MAP 82-7
GROUP
PARCEL 89

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 **David E. Spinks, unmarried** 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:

The property above mentioned and now further described as being in Davidson county, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being part of an unnumbered tract on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee, and also described as follows: Beginning on the westerly margin of Meridian Street 200.00 feet north of the northerly margin of Hancock Street; thence with the westerly margin of Meridian Street northerly 50.0 feet; thence westerly at right angles 174-1/2 feet to the easterly margin of an alley; thence with said alley southerly 50.0 feet; thence easterly 174-1/2 feet to the point of beginning.

Being the same property conveyed to BancorpSouth Bank by deed from Jerry P. Spore, Trustee of record in Instrument no. 20050303002070 4, 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 2008 and subsequent years.

This is **improved** property known as **808 Meridian Street, Nashville, Tennessee 37207.**

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** 28th day of February, 2008.

BancorpSouth Bank

By: Mike Dowies

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 28th day of February, 2008.

Debora L. Wynn

NOTARY PUBLIC

My Commission Expires: 1-22-11

DEBORA L. WYNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$89,000.00~~ 80,000 cp

AFFIANT

Subscribed and sworn to before me on this ~~19th~~ 28th day of ~~December, 2007.~~ February 2008

NOTARY PUBLIC

My Commission Expires: ~~7/5/2011~~

My Commission Expires October 10, 2009