Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

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

Davidson County DEEDWARR
Recvd: 04/17/08 13:38 2 pgs
Fees:13.00 Taxes:177.60
20080417-0039031

ADDRESS NEW OWNER:
Flavio Lema
720 Coggin Pass
Madison TN 37115

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP 82-3
GROUP
PARCEL 109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, 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 **Flavio Lema and Jose Carpio**, hereinafter called the GRANTEES, their 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. 137 on the Plan of C.F. Sharpe and L.L. Horn's second subdivision of the Lindsley Property Northeast Nashville, of record in Plat Book 161, page 53, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BancorpSouth Bank by deed from Jerry P. Spore, acting as Trustee dated February 15, 2008 of record in Instrument no. 20080229-0020289, 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 **1200 N 2nd 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 GRANTEES, their heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEES 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 GRANTEES, 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 hand this **the 31st** day of **March, 2008.**

BancorpSouth Bank

By: _____
, by Chris Marchetti, Sr.Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Chris Marchetti,** 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 Sr. 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 31st day of March, 2008.

_____
NOTARY PUBLIC

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $48,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2008.

_____

NOTARY PUBLIC

My Commission Expires: 7-5-11

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