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

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/05/08 09:28 2 pg
Fees:13.00 Taxes:851.00

20080605-0057701

SPECIAL WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
Matthew Poag etux	Owner	83-9-256
1503 Lillard St		
Nashville TN 37206		

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $230,000.00.

Affiant

Subscribed and sworn to before me this 29 day of May, 2008

Notary Public

My Commission Expires: 8-9-09

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

****

FOR AND IN CONSIDERATION of Ten & No/100 Dollars ($10.00), cash in hand paid and other good and valid consideration, the receipt and sufficiency of which is hereby acknowledged, BancorpSouth Bank, a Mississippi corporation ("Grantor") by these presents does hereby transfer, sell and convey to Matthew Poag and wife, Ann-Haley Poag ("Grantee"), its successors and assigns, all interest, right and title in and to certain real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Spring Park Subdivision of record in Plat Book 57, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to BancorpSouth Bank, a Mississippi Corporation by Trustee's Deed from Jerry P. Spore, acting as Trustee of record as Instrument No. 20080411-0036628, Register's Office for Davidson County, Tennessee.

This is improved property known as 103 S. 13th Street, Nashville, TN

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND Grantor does further covenant and bind it and its successors and assigns, to warrant and forever defend the title to said real property to the Grantee, it successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, The Grantor has caused this instrument to be executed on this the 29 day of May, 2008.

GRANTOR:
BancorpSouth Bank, a Mississippi corporation

By:
Ken Farmer, President-Nashville Division

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ken Farmer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the President-Nashville Division of BancorpSouth Bank and as such President-Nashville Division he has the authority to execute this Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 29 day of May, 2008.

Notary Public

My Commission Expires: 7-5-11

