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: 07/24/08 14:24 2 pgs
Fees:13.00 Taxes:403.30
20080724-0076039

SPECIAL WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
Breton Davis 6909 Holtleaf Ct Brentwood, TN 37027	Owner	83-1-230

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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 $109,000.00.

Affiant

Subscribed and sworn to before me this 21 day of July, 2008

Notary Public

My Commission Expires: 8-9-09

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

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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 Breton Davis, unmarried ("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. 26 in Petway's Subdivision of Lot No. 7 of Hobsons Lands, a plan of which is of record in Plat Book 2, page 42, in the Chancery Court Clerk's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 50 feet on the northerly margin of Petway Avenue and extends back between parallel lines measuring 248 feet, more or less, to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Bancorpsouth Bank, a Mississippi Corporation by deed from Jerry P. Spore, Trustee of record as Instrument No. 20080110-0003150, Register's Office for Davidson County, Tennessee.

This is improved property known as 1009 Petway Avenue, Nashville, TN 37207

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 21 day of July, 2008.

GRANTOR:
BancorpSouth Bank, a Mississippi corporation

By: _____
Chris Marchetti, Senior Vice President

STATE OF TN
COUNTY OF Williamson

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

Witness my hand and official seal this 21 day of July, 2008.

_____
Notary Public

My Commission Expires: 7-5-11

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