03

Realty Title 48-A

Davidson County DEEDWARR
Recvd: 11/24/08 09:42 2 pgs
Fees:13.00 Taxes:510.60
20081124-0114905

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

SPECIAL WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
Richard E Haden , IV	CITYLIFE LENDING GROUP	81-8-300
	P.O. BOX 11701	
	NEWARDK, NJ 07101-4701	

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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson dkm notary

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $138,00.00.

Rachelle Caudell
Affiant

Subscribed and sworn to before me this 19th day of November 2008

Diane K. Mann
Notary Public

My Commission Expires: 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

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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 Richard E. Haden, IV and Charles A. Morrow ("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 the North 30.5 feet of Lot No. 57 and the South 12.5 feet of Lot No. 58 on the Plan of D.T. McGavocks Subdivision, of record in Plat Book 21, page 64, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. *

Being the same property conveyed to Bancorpsouth Bank, a Mississippi Corporation by deed from Jerry P. Spore, Trustee of record in Instrument No. 20080110-0003149, Register's Office for Davidson County, Tennessee.

This is improved property known as 1826 4th Avenue North, Nashville, TN 37208

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.

*SAID PART OF SAID LOTS ADJOIN AND FRONT TOGETHER 43 FEET ON THE EAST SIDE OF 4TH AVENUE AND RUN BACK BETWEEN PARALLEL LINES 161 FEET TO AN ALLEY.

IN WITNESS WHEREOF, The Grantor has caused this instrument to be executed on this the ___ day of _____, 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 19 day of Nov, 2008.

_____
Notary Public

My Commission Expires: 7-5-11

