Davidson County DEEDWARR
Recvd: 01/06/09 09:38 2 pgs
Fees:13.00 Taxes:351.50
20090106-0001103

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

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

SPECIAL WARRANTY DEED

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Address New Owner: William M. Bell
1284 Campbell Ln
Goodlettsville TN 37072

Send Tax Bills To: OWNER

Map-Parcel 33-6

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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 $95,000.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 2008

Notary Public

My Commission Expires: 5.8.2012

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY

****

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 William M. Bell ("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 the 10th Civil District of Davidson County, Tennessee, being a part of the Southwest part of Lot No. 3 on the map of the Cola Lands of record in Plat Book No. 1, page 100 of the Chancery Court of Nashville, also of record in Book 58, page 47, Register's Office for said County and described as follows:

Beginning ata point in the North margin of Campbell Lane at the Southwest corner of a tract of one acre, more or less, conveyed to E.R. Clark of record in Book 1110, page 218, said Register's Office, and being the same part of the 30.54 acre tract conveyed to Lee A. Coleman and wife, from Nora Wood Clark, etal by deed of record in Book 1286, page 258, Register's Office of Davidson County, Tennessee; thence with the North margin of Campbell Lane, North 88 deg. 30' West 115 feet, more or less, to an iron pin; thence North 4 deg. 15' East 211 feet, more or less, to an iron pin; thence North 1 deg. 30' East 227 feet, more or less, to an iron pin; thence South 86 deg. 30' East 247 feet, more or less, to an iron pin; thence South 1 deg. 30' West 227 feet to a corner post, being the Northeast corner of said 1 acre tract conveyed to E.R. Clark; thence along Clark's North line, North 85 deg. 45' West 147 feet to a corner post, being the same corner post in the above said tract conveyed to E.R. Clark and being the Northwest corner' thence South 4 deg 15' West 297 feet, more or less, to the point of beginning, containing two (2) acres, more or less, in accordance with a survey made by Norman Jerkins, Surveyor, dated May 6, 1954.

Being the same property conveyed to BancorpSouth Bank, a Mississippi Corporation by deed from Jerry P. Spore, acting as Trustee of record in Instrument No.20070710-0082234, said Register's Office.

This is improved property known as 1284 Campbell Lane, Goodlettsville, TN 37072

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 31 day of December, 2008.

GRANTOR:
BancorpSouth Bank, a Mississippi corporation

By: _____
Kenneth Farmer, President of the Nashville District

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth 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 of the Nashville District and as such President he has the authority to execute this Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 31 day of December, 2008.

_____
Notary Public

My Commission Expires: 7-5-11

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