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: 03/04/09 12:28 2 pgs
Fees:13.00 Taxes:162.80
20090304-0019222

SPECIAL WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
Leland Watts	SAME	81-15
2819 Gallatin Road		445
Nashville, TN 37216		

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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 $44,000.00.

Affiant

Subscribed and sworn to before me this 25 day of Feb., 2009

Notary Public

My Commission Expires: 8 20 9

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 Leland Watts, married ("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. 56 on the Plan of George Shields Addition to N. Nashville, of record in Plat Book 57, page 65, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to BancorpSouth Bank, a Mississippi corporation by deed from Jerry P. Spore, as Trustee of record in Instrument no. 20081126-0115665, 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 2009 and subsequent years.

This is **unimproved** property known as **1827 Heiman Street, Nashville, Tennessee 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.

IN WITNESS WHEREOF, The Grantor has caused this instrument to be executed on this the 25 day of February, 2009.

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 Sr. Vice President and as such Sr. Vice President he has the authority to execute this Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 25 day of Feb, 2009.

_____
Notary Public

My Commission Expires: 7-5-11

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