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: 03/05/09 15:37 2 pgs
Fees:13.00 Taxes:59.57
20090305-0019983

SPECIAL WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
James Michael Cunningham	SAME	133-16A
410 Gwen Place		127CO
M+J Wet TN 37122		

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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 $ 16,100.00.

Affiant

Subscribed and sworn to before me this 2nd day of March, 2009

Notary Public

My Commission Expires: 1-5-11

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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 James Michael Cunningham ("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 Unit No. J-17 of Harding Glen (formerly Barcelona) Condominiums created under Title 66, Charter 27, Sections 101 et seq/, as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6400, page 801, as amended in Book 11509, page 965 and Instrument Number 20070926-0114999 (Trustee's Deed in Instrument No. 20081126-0115663 incorrectly identifies the last amendment as Instrument Number 00070926-0114999), (this amendment incorrectly references Book 6400, page 365), Register's Office, Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Glen (formerly Barcelona) Condominiums of record in Book 6400, page 839, Register's Office for Davidson County, Tennessee, for a more complete description.

Being the same property conveyed to BancorpSouth Bank, a Mississippi corporation by deed from Jerry P. Spore, as Trustee of record in Instrument no. 20081126-0115663, Register's Office for Davidson County, Tennessee.

This property is subject to any and all existing easements and restrictions of record.

This is improved property known as 270 Tampa Drive #J-17, Nashville, TN 37211

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 26 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 26 day of February, 2009.

_____
Notary Public

My Commission Expires: 2-5-11

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