Prepared By & Return To:

Perrone & Young
109 Westpark Drive, Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090056294 DEEDWARR
Recvd: 08/18/09 10:19 2 pgs
Fees:13.00 Taxes:297.85

20090818-0077540

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $80,500.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2009.

Notary Public

My commission expires: 2/26/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Henock Zerit	Fifth Third Mtg. Company	142-014-0C-085.00CO
716 McPherson Drive	5001 Kingsley Dr.	
Nashville, TN 37221	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Bancorpsouth Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Henock Zerit and wife, Cynthia Zerit

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 29A on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No.20060601-0064701, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bancorpsouth Bank by deed from Jerry P. Spore, Trustee, of record in Instrument No. 20090311-0021892, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2009 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as 716 McPherson Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of August, 2009.

Bancorpsouth Bank

Chris Marchetti, Senior Vice President

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Chris Marchetti, Senior Vice President **of** Bancorpsouth Bank, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the** Senior Vice President **of** Bancorpsouth Bank, **the within bargainor, and corporation, and that he as such** Senior Vice President **being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said** Chris Marchetti **as** Senior Vice President.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 14th **day of** August, 2009.

Robin S Edwards
Notary Public

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/26/2012