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

SPECIAL WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
Kenneth Daly, Sr.	Owner	61-10
1408 Norvell Ave		40
Nashville, TN 37216		

****

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 $85,000.00.

Affiant

Subscribed and sworn to before me this 9 day of April, 2010

Notary Public

My Commission Expires: 7/5/11

****

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 ("Grantor") by these presents does hereby transfer, sell and convey Kenneth Daly, Sr. ("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. 190 on the Plan of Maplewood Heights Second Subdivision, of record in Plat Book 547, page 103 and 104, 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, by deed from Jerry P. Spore, acting as Trustee, of record in Instrument no. 20081126-0115664, 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 2010 and subsequent years.

This is **improved** property known as **3877 Hutson Avenue, Nashville, TN 37216**

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.

BILL GARRETT, Davidson County
Trans:T20100022189 DEEDWARRSP
Recvd: 04/14/10 14:02 2 pgs
Fees:13.00 Taxes:314.50
20100414-0028204

IN WITNESS WHEREOF, The Grantor has caused this instrument to be executed on this the 9 day of April, 2010.

GRANTOR:
BancorpSouth Bank

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 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 9 day of April, 2010.

_____
Notary Public

My Commission Expires: 7/5/11

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE ALLEN C. ASPLIT