Rec't Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

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
Matthew E Schroer	OWNER	83-9-383
1418 Forrest Ave North		
Nashville, TN 37206		

****
******

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 $288.00.00.

Affiant

Subscribed and sworn to before me this 27 day of May, 2010

Notary Public

My Commission Expires: 1/15/11

****
******

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, a Mississippi corporation ("Grantor") by these presents does hereby transfer, sell and convey to Matthew E. Schroer and wife, Jodi L. Schroer ("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:

BILL GARRETT, Davidson County
Trans:T20100033748 DEEDWARRSP
Recvd: 06/03/10 13:36 2 pgs
Fees:13.00 Taxes:1065.60
20100603-0043049

Land in Davidson County, Tennessee, being Lot 35, of Lindsley's 29 acre tract filed of record in Plat Book 57, Page 66, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BancorpSouth Bank, a Mississippi Corporation by Trustee's Deed from Jerry P. Spore, Trustee of record as Instrument No. 20080620-0063624, Register's Office for Davidson County, Tennessee.

This is improved property known as 1418 Forrest Avenue North, Nashville, TN 37206

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 27 day of May, 2010.

GRANTOR:
BancorpSouth Bank, a Mississippi corporation

By: _____
Chris Marchetti, Senior Vice President

STATE OF TN
COUNTY OF Davidson

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 of BancorpSouth Bank 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 27 day of May, 2010.

_____
Notary Public

My Commission Expires: 6/5/11

KAREN C. SPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN