BILL GARRETT, Davidson County
Trans:T20100051952 DEEDWARRSP
Recvd: 08/20/10 14:34 2 pgs
Fees:13.00 Taxes:124.54

20100820-0066125

This instrument prepared by & Return to:
Fearnley & Califf - Nashville, 565 Marriott Drive - Ste 850, Nashville, TN 37214

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of August, 2010, by and between **Bancorpsouth Bank**, a Mississippi corporation, party of the first part, and **Woodbine Community Organization (WCO) Inc.**, a Tennessee nonprofit corporation , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 40 on the Map o Cobb's Subdivision Lot No. 7 of the Harding Bosley Tract, as of record in Book 161, Page 155, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Bancorpsouth Bank by virtue of that certain Trustee's Deed dated March 8, 2010, at Instrument No. 20100310-0018392 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Vernon Summers and Carolyn Summers by Quit Claim Deed, dated April 25, 2006 at Instrument No. 20060502-0050076, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Rights or claims of parties in possession not shown by the public records.
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2010 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this commitment/policy.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 161, Page 155, in the Register's Office of Davidson County, Tennessee.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Bancorpsouth Bank

By _____

STATE OF Tennessee ; COUNTY OF Williamson

On this 18th day of August, 2010 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Chris P Marchetti and Bill Ellis, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the SVP and EVP of the within named bargainor, **Bancorpsouth Bank**, and that he/she as such SVP and EVP being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such SVP and EVP.

WITNESS my hand and official seal at office this 18th day of August, 2010.

_____
Notary Public

KIMBERLY C. HUBBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commmission Expires: March 21, 2011

Property Owner & Address :	Woodbine Community Organization (WCO), Inc 222 Oriel Avenue Nashville, TN 37210
Property Address:	2515 Santi Avenue Nashville, TN 37208
Mail Tax Bills to:	Woodbine Community Organization (WCO), Inc. 222 Oriel Avenue Nashville, TN 37210
Tax Parcel No.:	08110011200

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $33,660.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY