BILL GARRETT, Davidson County
Trans:T20100052103 DEEDWARRSP
Recvd: 08/23/10 10:05 2 pgs
Fees:13.00 Taxes:137.36
20100823-0066319

THIS INSTRUMENT PREPARED BY:
Rebecca T. Garland
109 Kenner Avenue, Suite 100-B
Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
Woodbine Community	Owner at Owner's	08107018800
Organization (WCO), Inc	Address	
222 Oriel Ave, Nashville, TN 37210		

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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 $37,125.00.

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

****

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 Woodbine Community Organization (WCO), Inc. ("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 26, of George Shields Addition to N. Nashville of record in Plat Book 57, Page 146, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to BancorpSouth Bank by Trustee's deed from Jerry P. Spore, acting as Trustee of record as Instrument No. 20090304-0019141, 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 **1717 St Louis Street, Nashville, TN 37207**

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 August, 2010.

GRANTOR:
BancorpSouth Bank

By: _____
Ken Farmer, President of The Nashville Division of BancorpSouth Bank

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ken Farmer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the **President of The Nashville Division of BancorpSouth Bank** and as such **President of The Nashville Division of BancorpSouth Bank** 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 August, 2010.

_____
Notary Public

My Commission Expires: 7/5/11

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