SPECIAL WARRANTY DEED

R-VRES-10-806

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Masek	Bob & Charlotte Masek	
806 18th Avenue South #101	(NAME) 3739 Franklin Road	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Murfreesboro, TN 37128	092-16-H 101.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BANCORPSOUTH BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT MASEK AND CHARLOTTE MASEK, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 101, and 2 parking spaces, UNIVERSITY HOUSE CONDOMINIUM, as established under Master Deed of record, in Instrument No. 20070418-0046460, amended in Instrument No. 20070521-0060541, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed by Trustee's Deed from Jerry P. Spore, acting as Trustee to Bancorpsouth Bank as recorded on the 2nd day of June, 2010 in Instrument No. 20100602-0042327 and Warranty Deed from Midtown Properties Partnership to Brian Smith as recorded on the 22nd day of June, 2007 in Instrument No. 20070622-0074730, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2010 property taxes and subsequent; b) instruments of record in Inst. No. 20070418-0046460; Inst. No. 20070425-0049121; Inst. No. 20070418-0046460; Inst. No. 20070521-0060541; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

BILL GARRETT, Davidson County
Trans:T20100079642 DEEDWARRSP
Recvd: 12/17/10 15:59 2 pgs
Fees:13.00 Taxes:370.00
20101217-0100666

unimproved ( )
This is improved (X) property, known as 806 18th Avenue South #101, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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 December, 2010.

BancorpSouth Bank

BY: _____
Chris Marchetti, Senior Vice President

BY: _____
Ken Farmer, President

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared CHRIS MARCHETTI, SENIOR VICE PRESIDENT, and KEN FARMER, PRESIDENT, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the SENIOR VICE PRESIDENT and PRESIDENT of BancorpSouth Bank, the within named bargainor, a corporation, and that he/she as such SENIOR VICE PRESIDENT and PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of December, 2010.

_____
Notary Public

My Commission Expires:

My Commission Expires: November 7, 2011

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903