BILL GARRETT, Davidson County
Trans:T20100082367 DEEDWARRSP
Recvd: 12/30/10 16:28 5 pgs
Fees:28.00 Taxes:259.00
20101230-0104062

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

# SPECIAL WARRANTY DEED

From: BANCORPSOUTH BANK, a Mississippi state bank, Grantor

Map-Parcel Numbers:
09112019700
09112019800

To: WOODBINE COMMUNITY ORGANIZATION (WCO), INC., a Tennessee nonprofit corporation, Grantee

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Address New Owner(s):

Woodbine Community Organization (WCO), Inc.
222 Oriel Avenue
Nashville, TN 37210

Name and Address of Entity Responsible for Payment of Real Property Taxes:
Woodbine Community Organization (WCO), Inc.
222 Oriel Avenue
Nashville, TN 37210

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Seventy Thousand and No/100 Dollars ($70,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of December, 2010.

Notary Public

My Commission Expires: 7-7-2014

CRYSTAL ANN SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

FOR AND IN CONSIDERATION OF the sum of Seventy Thousand and No/100 Dollars ($70,000.00), the receipt and sufficiency of which are hereby acknowledged, BANCORPSOUTH BANK, a Mississippi state bank ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto WOODBINE COMMUNITY ORGANIZATION (WCO), INC., a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 711 and 713 40th Avenue North, Nashville, Davidson County, Tennessee 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

Witness my hand this 30th day of December, 2010.

BANCORPSOUTH BANK,
a Mississippi state bank

By: _____
Title: Vice President

By: _____
Title: SVP

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, Jennifer S. Dunlap, a Notary Public of said County and State, personally appeared Alexander M. Hartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Vice President of BANCORPSOUTH BANK, the within named bargainor, a Mississippi state bank, and that he/she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Vice President

Witness my hand and seal, at Office in Brentwood, TN this 30th day of December, 2010.

_____
Notary Public

My Commission Expires:

9/23/13

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY JENNIFER S. DUNLAP

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, Jennifer S. Dunlap, a Notary Public of said County and State, personally appeared William F. Waldkirch, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sr. Vice President of BANCORPSOUTH BANK, the within named bargainor, a Mississippi state bank, and that he/she as such Sr. Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Sr. Vice President.

Witness my hand and seal, at Office in Brentwood, TN, this 30th day of December, 2010.

Jennifer P Dunlap

Notary Public




My Commission Expires:

9/23/13

## EXHIBIT A

### PROPERTY DESCRIPTION

**TRACT 1:**

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee bounded in the East by the Westerly margin of 40th Avenue North, bounded on the South by the Henry & Sarah Hood Property as of record in Instrument No. 200904140033474-R.O.D.C., TN, bounded on the West by the Easterly margin of Alleyway No. 1189, bounded on the North by the Southerly margin of Clifton Avenue and being more particularly described as follows: Beginning at the existing iron pin at the intersection of the Southerly margin of Clifton Avenue and the Westerly Margin of 40th Avenue North; Thence, with the Westerly margin of 40th Avenue North, South 05 Degrees 56 Minutes 55 Seconds West, 50.00 feet; Thence, leaving the Westerly margin of 40th Avenue North with a common line with the Henry & Sarah Hood Property as of record in Instrument No. 200904140033474-R.O.D.C., TN, North 83 Degrees 20 Minutes 02 Seconds West, 229.44 feet to a point in the Easterly margin of Alleyway No. 1189; Thence, with the Easterly margin of Alleyway No. 1189, North 05 Degrees 58 Minutes 17 seconds East, 50.00 feet to an existing iron pin in the Southerly margin of Clifton Avenue; Thence, with the Southerly margin of Clifton Avenue, South 83 Degrees 20 Minutes 01 Seconds East, 229.42 feet to the POINT OF BEGINNING. Containing 11,471 square feet or 0.263 acres, more or less.

Being the same property conveyed to Grantor by Trustee's Deed of record in Instrument No. 200810010099435, in the Register's Office for Davidson County, Tennessee.

**TRACT 2:**

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee bounded on the East by the Westerly margin of 40th Avenue North, bounded on the South by the 709 40th Avenue, LLC Property as of record in Instrument No. 201001150003727-R.O.D.C., TN, and the William Patton, Jr. Property as of record in Instrument No. 200009200093684-R.O.D.C., TN, bounded on the West by the Easterly margin of Alleyway No. 1189 and being more particularly described as follows: Beginning at an existing iron pin in the Westerly margin of 40th Avenue North, said iron pin being located South 05 Degrees 56 Minutes 55 Seconds West, 100.00 feet of an existing iron pin at the intersection of Southerly margin of Clifton Avenue and the Westerly margin of 40th Avenue North; Thence, a common line with 709 40th Avenue, LLC Property as of record in Instrument No. 201001150003727-R.O.D.C., TN, and the William Patton, Jr. Property as of record in Instrument No. 200009200093684-R.O.D.C.,TN, North 83 Degrees 20 Minutes 02 Seconds West, 229.46 feet to an existing iron pin in the Easterly margin of Alleyway No. 1189; Thence, with the Easterly margin of Alleyway No. 1189. North 05 Degrees 58 Minutes 17 Seconds East, 50.00 feet; Thence, a common line with the Bancorpsouth Bank Property as of record in Instrument No. 200810010099435-R.O.D.C., TN, South 83 Degrees 20 Minutes 02 Seconds East, 229.44 feet to a point in the Westerly margin of 40th Avenue North; Thence, with the Westerly margin of 40th Avenue North, South 05 Degrees 56 Minutes 55 Seconds West, 50.00 feet to the POINT OF BEGINNING. Containing 11,472 square feet or 0.263 acres, more or less.

Being the same property conveyed to Grantor by Deed from Henry and Sarah Hood of record in Instrument No. * _____, in the Register's Office for Davidson County, Tennessee. 20101230-0104061

The description of the Property was obtained from a survey dated December 22, 2010, Project No. 10-1450 prepared by Jeffrey K. Kimbro, RLS No. 1756, of Thornton & Associates, Inc., whose address is 1205 South Graycroft Avenue, Madison, Tennessee 37115.

## EXHIBIT B

### ENCUMBRANCES

1. Taxes and assessments for the year 2011 and subsequent years, a lien not yet due and payable.

2. All matters as shown on the plat of record in Book 21, Page 35, in the Register's Office for Davidson County, Tennessee.