KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

SPECIAL WARRANTY DEED

R-VRES-10-222-601

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 05-10-12
(AFFIX SEAL)

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
Jennifer Verner	SAME AS NEW OWNER	
222 Polk Avenue, # 602 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	93-5-2-A-124.00 CO

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 JENNIFER VERNER AND DAVID VERNER, WIFE AND HUSBAND, 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 601, WATAUGA CONDOMINIUMS, FORMERLY KNOWN AS POLK MANOR, as established under Master Deed of record in Instrument 20061025-0132105, 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 to Bancorpsouth Bank by Trustee's Deed from Jerry P. Spore, acting as Trustee, recorded on the 23rd day of September, 2009 in Instrument No. 20090923-0088491, 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. 20061017-0128710; Book 6339, Page 281; Book 6697, Page 889; Inst. No. 20061025-0132105; Inst. No. 20061026-0132845; Inst. No. 20061005-0123859; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 222 Polk Avenue #601, 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.

BILL GARRETT, Davidson County
Trans:T20110000812 DEEDWARRSP
Recvd: 01/04/11 14:26 2 pgs
Fees:13.00 Taxes:244.20
20110104-0001165

Witness my/our hand(s) this 8th day of December, 2010.

BancorpSouth Bank

BY: _____
Bill Ellis, Executive Vice President

_____
Chris Marchetti, Senior Vice President

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Bill Ellis, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Executive Vice President of BancorpSouth Bank, the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of December, 2010.

_____
Notary Public

My Commission Expires: May 8, 2012

LISA C. ISOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Chris Marchetti, 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 of BancorpSouth Bank, the within named bargainor, a corporation, and that he/she as such Senior Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of December, 2010.

_____
Notary Public

My Commission Expires: May 8, 2012

LISA C. ISOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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