BILL GARRETT, Davidson County
Trans:T20110002873 DEEDWARRSP
Recvd: 01/14/11 09:35 3 pgs
Fees:18.00 Taxes:222.00
20110114-0003934

This Instrument Prepared By:

Jennifer S. Dunlap, Attorney
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr. #151
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Woodbine Community Organization (WCO), Inc. 222 Oriel Avenue Nashville, TN 37210	New Owner	163-2-B 106.00CO

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00.

Affiant

Subscribed and sworn to before me, this 13 day of January, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN VALUABLE CONSIDERATION in the sum of Ten Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BANCORPSOUTH BANK, a Mississippi corporation, (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto WOODBINE COMMUNITY ORGANIZATION (WCO), INC., (hereinafter "Grantee"), its successors, and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, TN, BEING Lot No. 56 on the Plan of Phase Two, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D., of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the part of same property conveyed to BancorpSouth Bank, by Trustee's Deed from Jerry P. Sprore, Trustee, of record in Instrument No. 20101103-0088071, Register's Office for Davidson County, TN.

This is improved property known as 253 Took Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, its successors and assigns forever and Grantor covenants that it is lawfully seized and

possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. The 2011 Davidson County Taxes will be pro-rated through date of closing and assumed by the Grantee;

2. All matters which would be disclosed by a survey of the property;

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices; and

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 13 day of January, 2011.

BANCORPSOUTH BANK

By: _____
William F. Waldkirch, III
Sr. Vice President

By: _____
Alexander M. Hartz
Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public for the State of County aforesaid, personally appeared William F. Waldkirch, III with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sr. Vice President, of BANCORPSOUTH BANK, the within named bargainor, and that he as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of BANCORPSOUTH BANK by William F. Waldkirch, III as such Sr. Vice President.

Witness my hand and official seal at office this 13 day of January, 2011.

_____
Notary Public

My Commission Expires: 5-20-2012

NELDA C. VEST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public for the State of County aforesaid, personally appeared Alexander M. Hartz with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President, of BANCORPSOUTH BANK, the within named bargainor, and that he as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of BANCORPSOUTH BANK by Alexander M. Hartz as such Vice President.

Witness my hand and official seal at office this 13 day of January, 2011.

Notary Public

My Commission Expires: 5-20-2012

NELDA C. VEST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY