BILL GARRETT, Davidson County
Trans:T20110003382 DEEDWARR
Recvd: 01/18/11 13:30 2 pgs
Fees:13.00 Taxes:592.00
20110118-0004656

RECORD AND RETURN TO:
Limestone Title and Escrow
5409 Maryland Way, Suite 130
Brentwood, TN 37027

WARRANTY DEED

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2010.

NOTARY PUBLIC

My commission expires: 9/29/14

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIRK R. LEIPZIG 1915 Boscobel St. Nashville, TN 37206	Same as new owner	MAP 83-14-273.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND NO/100 ($160,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BancorpSouth Bank, a Mississippi Corporation,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **KIRK R. LEIPZIG, an unmarried man,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot 375 in Edgefield Land Company's Third Subdivision, a plan of which is of record in Book 57 page 152, Register's Office for Davidson County, Tennessee. Said Lot No. 375 front 50 feet on the northerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines with the westerly margin of 20th street 150 feet to an alley.

Being the same property conveyed to BancorpSouth Bank, a Mississippi Corporation by Trustee's Deed from Jerry P. Spore, Trustee, dated 6-9-08 and filed for record on 6-20-08, of record in Instrument No. 20080620-0063627, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 57, page 152; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2010 property taxes, which taxes are being pro-rated between the parties and are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 27th day of December, 2010.

BancorpSouth Bank

BY: _____
Ken Farmer, President

BY: _____
Chris Marchetti, Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of December, 2010, before me, appeared Ken Farmer and Chris Marchetti, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are the President and Senior Vice President, respectively, of BancorpSouth Bank, a Mississippi Corporation, and that said instrument was signed in behalf of said BancorpSouth Bank, a Mississippi Corporation, and said Ken Farmer and Chris Marchetti, acknowledged said instrument to be the free act and deed of said BancorpSouth Bank, a Mississippi Corporation.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: My Commission Expires: November 7, 2011

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY