BILL GARRETT, Davidson County
Trans:T20110006017 DEEDWARR
Recvd: 01/31/11 11:05 2 pgs
Fees:13.00 Taxes:33.30
20110131-0008336

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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2011.

NOTARY PUBLIC

My commission expires: 1-22-11

DEBORA L. WYNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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
PARMESH SHARMA 1441 New Hwy. 96W, Suite 2-101 Franklin, Tennessee 37064	Same as new owner	MAP 83-14-273.00

FOR AND IN CONSIDERATION of the sum of NINE THOUSAND AND NO/100 ($9,000.00) 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 **PARMESH SHARMA, 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 the westerly part of Lot No. 39 on the Map of Eastmoreland Place, of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Eastmoreland Avenue at an iron pin at the corner of Lots Nos. 38 and 39; thence with the line between said lots, northerly 140 feet to the south margin of an alley; thence with said margin of the same easterly 34.5 feet; thence southerly 68 feet; thence westerly 7 feet; thence southerly 72 feet to the north margin of Eastmoreland Street; thence with the margin of the same, westerly 26 feet to the beginning. Description is the same as in the previous deed of record.

Being the same property conveyed to BancorpSouth Bank, a Mississippi Corporation by Trustee's Deed from Jerry P. Spore, dated June 9th, 2008 and filed for record on June 20th, 2008, of record in Instrument No. 20050620-0063625, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 161, page 170; 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.

This is property known and designated as 125 Eastmoreland Street, Nashville, Tennessee 37207.

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 11th day of January, 2011.

BancorpSouth Bank

BY: _____
Ken Farmer, President

BY: _____
Chris Marchetti, Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of January, 2011, 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: 1-22-11

DEBORA L. WYNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON