BILL GARRETT, Davidson County
Trans:T20110008083 DEEDQC
Recvd: 02/08/11 08:50 3 pgs
Fees:18.00 Taxes:2008.38
20110208-0010935

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $542,806.19.

AFFIANT

Sworn to and subscribed before me, this 2nd day of February, 2011.

NOTARY PUBLIC

My Commission Expires: March 21, 2011

KIMBERLY C. CRUBELL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
SPRAGINS, BARNETT &COBB, PLC
P.O. Box 2004
Jackson, TN 38302-2004

Person or agency responsible: for payment of taxes:

BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027

PROPERTY OWNER AND ADDRESS:

BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027

QUITCLAIM DEED
IN LIEU OF FORECLOSURE

WHEREAS, BANCORPSOUTH BANK, a Mississippi Corporation("Grantee") is the owner and holder of a certain Promissory Note indebtedness ("Note") dated April 5, 2006, as modified, from **JACK CASE WILSON** ("Grantor") in the original principal amount of $607,500.00 with said Note being secured by a Real Estate Deed of Trust on the below described property same being of record of record in the Register=s Office of Davidson County, Tennessee, as Instrument 20110208-0010934 to which reference is hereby made (the "Trust Deed"); and

WHEREAS, the Note is in default and the Grantor has agreed to convey the below described property to Grantee and the Grantee has agreed to accept the conveyance of the property in full satisfaction of the obligations under the Note;

NOW THEREFORE, for and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid by Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor, has bargained and sold and by these presents does hereby transfer, quitclaim, release and convey unto Grantee, its successors and assigns, the certain parcel of real estate in Davidson County, Tennessee as described as follows:

Map: 61-15 **Parcel: 60**

Land in Davidson County, Tennessee, being the easterly part of Lot No. 18 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee, and described according to a survey thereof, made by Z. J. Wilkinson, Surveyor dated August 12, 1960 as follows:

Beginning at an iron pin at the back edge of a sidewalk the southwest corner of McIver Street in Gallatin Pike, as now widened and located; thence with margin of Gallatin Pike, South 22 degrees West 99.82 feet to an iron pin at the corner of Lots Nos. 17 and 18; thence with the line between said lots along a fence, and tree row, North 68 degrees 10' West 176 feet to an iron pin in the fence, being the southeast corner of the land that was conveyed to W. H. Reeves, et ux, by deed of record in Book 1583, page 456, said Register's Office; thence along Reeves East line, North 22 degrees 20' East 94.42 feet to

an iron pin, the South margin of McIver Street; thence with the margin of said Street, South 70 degrees 35' East 175.6 feet to the point of beginning.

Being the same property conveyed to Jack Case Wilson by Deed from Consumer Credit Counseling Service of the Midwest, Inc. of record in Instrument No. 20060104-0000960, Register's Office for Davidson County, Tennessee.

The address of the above described property is 3931 Gallatin Pike, Nashville, Davidson County, Tennessee 37217

The execution of this instrument shall not be deemed to release or satisfy the lien of the above described Trust Deed, and the lien of the above described Trust Deed shall not be released until such time as Grantee as owner and holder of the Trust Deedexecutes and records a release of the same.

WITNESS OUR HANDS this 2nd day of February, 2011.

GRANTORS:

Jack Case Wilson

JACK CASE WILSON

GRANTEE:

BANCORPSOUTH BANK

By: _____

Title: Sr. V. P.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Lisa C Isom the undersigned, a Notary Public, in and for the State and County aforesaid, the Grantor herein, **JACK CASE WILSON** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 2nd day of February, 2011.

Lisa C Isom

NOTARY PUBLIC

My Commission Expires: My Commission Expires: May 8, 2012

LISA C. ISOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Chris P. Garchette the undersigned, a Notary Public, and for said State and County, Chris P. Garchette, with whom I am personally acquainted, and who, upon oath, acknowledged him, to be the Senior Vice Pres of BancorpSouth Bank, and that he as such Senior Vice Pres., being authorized so to do, executed the within instrument for the purposes therein contained as such Senior Vice President of the bank.

WITNESS MY HAND and Official Seal, at Office, on this the ____ day of February, 2011.

NOTARY PUBLIC

LISA C. ISOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires: May 8, 2012