BILL GARRETT, Davidson County
Trans:T20110012339 DEEDWARRSP
Recvd: 03/01/11 14:06 3 pgs
Fees:18.00 Taxes:16.65
20110301-0016471

This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Brian V. Watkins	Brian V. Watkins	60-4-95.00
4487 Post Pl, Suite#112	4487 Post Pl, Suite#112	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BancorpSouth Bank, a Mississippi Corporation,** have this day bargained and sold, and do hereby transfer and convey unto the said **Brian V. Watkins, unmarried,** the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

Land in the 4th Councilmanic district of Nashville, Davidson County, Tennessee, being a part of the property conveyed in Deed Book 2930, Page 245, Register's Office for said County and more particularly described as follows. Beginning in the North right of way of Broadmoor Drive at an iron pin located 397.7 feet West of the intersection of the intersection of said Broadmoor Drive and Maplewood Lane, thence with the said right of way of Broadmoor Drive, along a curve to the left having a radius of 1022.34 feet, a distance of 85.99 feet; thence leaving said right of way N 4 deg. 15' 04" E, 212.39 feet to an iron pipe, thence S 82 deg. 55' 49" E, 74.42 feet to an iron pin, thence S 4 deg. 11' 44" W, 165.84 feet to the point of beginning and containing 0.32 acres, more or less.

Being the same property conveyed to BancorpSouth Bank, a Mississippi Corporation by Trustee's Deed from Jerry P. Spore, acting as Trustee, recorded on the 17th day of August, 2010 in Instrument No. 20100817-0064863, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is unimproved property known as **243 Broadmoor Drive, Nashville, TN 37207.**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 14th day of February, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BancorpSouth Bank

By: _____
Ken Farmer, President

By: _____
Chris Marchetti, Senior Vice President

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority in and for the said County and State, on this 14th day of February, 2011 within my jurisdiction, the within named **Ken Farmer** who acknowledges that he/she is **President** of BancorpSouth Bank, and that for and on behalf of BancorpSouth Bank, and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kimberly Belcher
Notary Public, State of TN
Notary's Commission expires:

My Commission Expires: November 7, 2011

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority in and for the said County and State, on this 14th day of February, 2011 within my jurisdiction, the within named **Chris Marchetti** who acknowledges that he/she is **Senior Vice President** of BancorpSouth Bank, and that for and on behalf of BancorpSouth Bank, and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kimberly Belcher
Notary Public, State of TN
Notary's Commission expires:

My Commission Expires: November 7, 2011

STATE OF TN
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $4,500.00.

Affiant

Subscribed and sworn to before me this the 14th day of February 2011.

Notary Public

My commission expires:

My Commission Expires: November 7, 2011

(Affix Seal)

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY