BILL GARRETT, Davidson County
Trans:T20110022663 DEEDWARRSP
Recvd: 04/18/11 11:12 2 pgs
Fees:13.00 Taxes:203.50

20110418-0029695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $55,000.00

Affiant

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

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

This Instrument Was Prepared By:
Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

Address of New Owner:
WBH, LLC & CHRISTOPHER HAYNES
1409 Douglas Avenue
Nashville TN 37206

Send Tax Bills To:
NEW OWNERS
~~Same~~ 2026 S. Mt. Juliet Rd
Mount Juliet, TN 37122

Map/Parcel:
07214042000

SPECIAL WARRANTY DEED

STATE TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATIONE OF THE SUM OF ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned BancorpSouth Bank herein referred to as Grantor, does hereby convey, assign, and warrant unto WBH, LLC and Christopher Haynes, hereinafter referred to as Grantee, all of its rights, title and interest in that certain parcel situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Resubdivision of the Southerly part of Lot No. 40, H.M. Doak Subdivision as shown on the plat of record in Plat Book 5210, Page 185, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by Successor Trustee's Deed from Peter Weiss, Successor Trustee to BancorpSouth Bank as recorded on the 3rd day of March, 2011 in Instrument No. 20110303-0017260 and Warranty Deed from Harriet C. Vanpelt and Jon C. Clouse, wife and husband to R.H. Richards, Jr., a single man as recorded on the 5th day of December, 2006 in Instrument No. 20061205-0149886, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD all of the Grantor's right, title, and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns, shall have, claim, or demand any right or title to the aforesaid property, premises, or appurtenances, or any part thereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against claims of those persons claiming by, through or under Grantor, but not otherwise.

The Grantee has thoroughly inspected, examines and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is", "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have not made any representation or warranties, either expressed or implies, regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

By acceptance of this deed, as evidenced by having same recorded, Grantee affirms that content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding deficiency as to the condition of the property and/or any existing structures on said parcel.

The above warranty and this conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including mineral, oil, or gas reservations and any covenants and/or restrictions of record, any and all Power Line Easements, or other Easements or Rights of Way of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on the basis of an actually proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signature, this 13th day of April, 2011.

Lisa Campsey, Vice President
By: Lisa Campsey, Vice President
For: BancorpSouth Bank

By: Ken Farmer
For: BancorpSouth Bank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 13th day of April, 2011, within my jurisdiction, the within named, LISA CAMPSEY AND KEN FARMER who acknowledged that he/she/they is/are the Vice President & President, of BancorpSouth Bank , and that for and on behalf of the said partnership, and as its act and deed executed and delivered the above and foregoing instrument, after having been authorized to do so.

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kimberly Belcher
NOTARY PUBLIC
My Commission Expires:

My Commission Expires: November 7, 2011