SPECIAL WARRANTY DEED

R-VRES-11-222-503

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

Subscribed and sworn to before me this 15th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Harbin	Owner	
222 Polk Avenue #503	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		93-5-2-A-118.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BANCORPSOUTH BANK, A MISSISSIPPI CORPORATION, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRANDON HARBIN , _____, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 503, WATAUGA CONDOMINIUMS (FORMERLY KNOWN AS POLK MANOR), as established under Master Deed of record in Instrument 20061025-0132105, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

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 28th day of January, 2011 in Instrument No. 20110128-0007799, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2011 property taxes and subsequent; b) instruments of record in Book 6339, Page 281; Book 6697, Page 889; Instrument No. 20061025-0132105; Instrument No. 20061026-0132845; Instrument No. 20061005-0123859; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

BILL GARRETT, Davidson County
Trans:T20110023971 DEEDWARRSP
Recvd: 04/25/11 12:33 2 pgs
Fees:13.00 Taxes:362.60
20110425-0031344

unimproved ( )
This is improved (X) property, known as 222 Polk Avenue #503, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever 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 my/our hand(s) this 15th day of April, 2011.

BancorpSouth Bank, a Mississippi Corporation

BY: _____
Chris Marchetti, Senior Vice President

BY: _____
Ken Farmer, President

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared CHRIS MARCHETTI, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the SENIOR VICE PRESIDENT of BancorpSouth Bank, a Mississippi Corporation, the within named bargainor, a corporation, and that he/she as such SENIOR VICE PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of April, 2011.

KIMBERLY L. BELCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kimberly Belcher
Notary Public

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

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared KEN FARMER, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PRESIDENT of BancorpSouth Bank, a Mississippi Corporation, the within named bargainor, a corporation, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of April, 2011.

KIMBERLY L. BELCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kimberly Belcher
Notary Public

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

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903