THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
109 Westpark Drive; Suite 330
Brentwood, Tennessee 37027

RETURN TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110026847 DEEDWARRSP
Recvd: 05/05/11 14:44 3 pgs
Fees:18.00 Taxes:621.60
20110505-0034748

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #**
Amir Darakhshanian 237 Took Dr Antioch TN 37013	New Owner	163020B 11000CO

FOR AND IN CONSIDERATION OF THE SUM OF **One Hundred Sixty Eight Thousand and No/100 Dollars ($168,000.00)** cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BancorpSouth Bank** (GRANTOR), has this day bargained and sold and hereby transfers and conveys to **Amir Darakhshanian and Goli Ahmadzadegan, husband and wife** (GRANTEES), certain real property in Davidson County, Tennessee, described as follows:

LAND Davidson County, Tennessee, being Lot No. 60 on the plan of Phase Two, Berkeley Hall, Phase Five, Section One of Hickory Highlands P.U.D., of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to BancorpSouth Bank by deed from Jerry P. Spore, Trustee, of record in Instrument No. 20101103-0088071, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, and assigns, forever; and Grantor does covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown on Exhibit B attached hereto; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 29th day of April, 2011.

BancorpSouth Bank

By: _____
William F. Waldkirch, III
Senior Vice President

BancorpSouth Bank

By: _____
Alex Hartz, Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William F. Waldkirch, III, Senior Vice President of BancorpSouth Bank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Senior Vice President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said William F. Waldkirch, III, as Senior Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 29th day of April, 2011.

Notary Public
My Commission Expires: 11-7-2011

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Alex Hartz, Vice President of BancorpSouth Bank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Vice President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said Alex Hartz as Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 29th day of April, 2011.

Notary Public

My Commission Expires: 11/7/2011

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$168,000.00.**

Affiant

Subscribed and sworn to before me, this 29th day of April, 2011.

Notary Public

My commission expires: 11/7/2011

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2011, and subsequent years, not yet due and payable.

2. The Plan of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements, and setback lines.

3. Declaration of Covenants, Conditions, and Restrictions for Berkeley Hall Townhomes including but not limited to easements, assessments, special assessments charges and liens, contained in an instrument of record in Instrument No. 20061127-0146201, amended in Instrument No. 20070705-0079992, Register's Office for Davidson County, Tennessee.

4. Dedication of common areas to Berkeley Hall Homeowners Association, Inc., of record in Instrument No. 20090623-0058289, Register's Office for Davidson County, Tennessee.

5. Charter of Berkeley Hall Townhome Owners Association of record in Instrument No. 20061127-0146331, Register's Office for Davidson County, Tennessee.

6. Grant of Easement of record in Instrument No. 20090721-0068096, Register's Office for Davidson County, Tennessee.