BILL GARRETT, Davidson County
Trans:T20110031698 DEEDWARRSP
Recvd: 05/27/11 10:27 2 pgs
Fees:13.00 Taxes:555.00
20110527-0040727

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

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel #
John R. Stockdale 9417 Smithson Lane Brentwood, TN 37027	NEW OWNER	15900022400

FOR AND IN CONSIDERATION OF THE SUM OF **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** 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 **John R. Stockdale** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1B on the plan of Zone Lot Division, James N. Stansell, Jr. property, of record in Plat Book 6200, Page 96, and amended in Plat Book 6250, page 534, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to BancorpSouth Bank, a Mississippi corporation by deed from Jerry P. Spore, Trustee, of record in Instrument No. 20101103-0088072, Register's Office for Davidson County, Tennessee.

INCLUDED in the above-referenced description but excluded is property conveyed to the State of Tennessee by Gilbert B. Bosse, Jr. as described as follows:

BEGINNING at the point of intersection of the existing south margin of SR. 254 and the southeast boundary of the G.M. Builders, Inc. property; thence with said existing margin easterly 66 feet more or less; thence with the northwest boundary of the Matthew W. Hubbard, etal property south 39 degrees, 56 minutes, 00 seconds west 85.29 feet to a point; said point being 93.232 feet right of SR.254 proposed centerline station 8+448.497; thence with the proposed south margin of said road south 89 degrees, 53 minutes, 03 seconds west 71.87 feet to a point, said point being 105.594 feet right of SR.254 proposed centerline station 8+406.594; thence with said southeast boundary north 39 degrees, 56 minutes, 16 seconds east 95.81 feet to the point of beginning, containing 0.114 acres and being part of the same property conveyed by Marsha H. Anderson to Gilbert B. Bosse, Jr. as of record in Book 10899, page 374, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BancorpSouth Bank, a Mississippi corporation by deed from Jerry P. Spore, Trustee, of record in Instrument No. 20101103-0088072, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2011, and subsequent years, easements, and restrictions of record.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, and assigns, forever; and Grantor does covenant with Grantee 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 herein set out; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 26th day of May, 2011.

BancorpSouth Bank **BancorpSouth Bank**

By: _____ By: _____

Christopher Marchetti, **Ken Farmer, President**

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christopher Marchetti, 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 Christopher Marchetti, as Senior Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 26th day of May, 2011.

_____
Notary Public
My Commission Expires: My Commission Expires Jan. 06, 2015

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ken Farmer, 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 President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such 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 Ken Farmer as President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 26th day of May, 2011.

_____
Notary Public
My Commission Expires Jan. 06, 2015
My Commission Expires: _____

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$150,000.00.**

_____
Affiant

Subscribed and sworn to before me, this 26th day of May, 2011.

_____
Notary Public
My commission expires: My Commission Expires Jan. 06, 2015

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON