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

BILL GARRETT, Davidson County
Trans:T20110036172 DEEDWARRSP
Recvd: 06/16/11 15:28 3 pgs
Fees:18.00 Taxes:125.25
20110616-0046355

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Brian V. Watkins 4487 Post Pl. #112 Nashville, TN 37205	Brian V. Watkins same	80-8-183.00

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 (with a 99% ownership) and Henry Watkins, unmarried (with a 1% ownership) as Tenants in Common with Rights of Survivorship**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot 156, BORDEAUX HILLS, SECTION THREE, as shown on plat of record in Plat Book 3600, Page 4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 156 fronts 75 feet on the easterly side of LaGrange Drive and extends back 125.44 feet on the northerly lines and 144.55 feet on the southerly line to a deed line in the rear on which it measures 43.66 feet.

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 9th day of February, 2011 in Instrument No. 20110209-0011310, 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 including those in Plat Book 3600, Page 4, Register's Office for Davidson County, Tennessee.

This is improved property known as **3240 LaGrange Drive, Nashville, TN 37218.**

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 8th day of June, 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 8th day of June, 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

_____
Notary Public, State of _____
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 8th day of June, 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

_____
Notary Public, State of _____
Notary's Commission expires:

My Commission Expires: November 7, 2011

STATE OF TN
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $33,850.00.

Affiant

Subscribed and sworn to before me this the 8 day of June 2011.

Notary Public

My commission expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Affix Seal)