BILL GARRETT, Davidson County
Trans:T20110036728 DEEDWARRSP
Recvd: 06/20/11 11:33 2 pgs
Fees:13.00 Taxes:185.00
20110620-0047049

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN110263

SPECIAL WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2011.

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AZIZ IBRAHIMI 4020 Coleridge Road Antioch, TN 37013	Same address as new owner	147-12-0-048.00

FOR AND IN CONSIDERATION of the sum of Fifty Thousand and 00/100 Dollars ($50,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BANCORPSOUTH BANK, A MISSISSIPPI CORPORATION**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **AZIZ IBRAHIMI, MARRIED,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 16 on the Plan of H.E. Bernal's "Haywood Heights", S/D, not of record, more described as follows:

BEGINNING in the center of Haywood Lane, at the northwest corner of Lot No. 15 on said plan conveyed to Euell F. Suddeth et ux., by deed from Robert V. Dinson, of record in Book 2283, page 227, Register's Office for said County: thence with said Suddeth's western boundary line, South 2 degrees 20 min. East 1005 ft. to said Suddeth's southwest corner; thence North 89' West 147 ft. to the southeast corner of Lot No. 17 on said plan; thence with the line between Lots Nos. 16 and 17, North 2 deg. 30 min. West 993.6 ft. to the center of said Lane; thence with same, eastwardly 150 ft. to the beginning.

Being the same property conveyed to BancorpSouth Bank, a Mississippi Corporation, by Warranty Deed from Jerry P. Spore, trustee, dated 2/11/2011, recorded 2/15/2011, of record in Instrument No. 20110218-0013899, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

AND THE GRANTOR, DOES HEREBY COVENANT 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 Grantee has 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. Property is being conveyed in "AS IS" condition.

WITNESS ITS HAND, this the 11th day of May, 2011.

BANCORPSOUTH BANK

BY: _____
Ken Farmer, President

BY: _____
Chris Marchetti, Senior Vice President

LANA J. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of May, 2011, before me, appeared Ken Farmer and Chris Marchetti, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are the President and Senior Vice president, respectively, of BanCorpSouth Bank, a Mississippi Corporation, and that said instrument was signed in behalf of said BanCorpSouth Bank, a Mississippi Corporation, and said Ken Farmer and Chris Marchetti acknowledged said instrument to be the free act and deed of said BanCorpSouth Bank, a Mississippi Corporation.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: My Commission Expires: September 8, 2013