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

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110036731 DEEDWARRSP
Recvd: 06/20/11 11:43 2 pgs
Fees:13.00 Taxes:173.90
20110620-0047055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2011.

NOTARY PUBLIC

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

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
Kevin Ray Smith etux 5375 Simpkins Road White Creek, TN 37189	Same address as new owner	039-00-0-235.00

FOR AND IN CONSIDERATION of the sum of Forty Seven Thousand and 00/100 Dollars ($47,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, 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, **KEVIN RAY SMITH AND WIFE, LISA GAY SMITH**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor.

Beginning at a point in the center line of Simpkins Road said point being the southeast corner of this tract and the northeast corner of an 8.02 acre tract; thence leaving the center line of said road South 58 deg. 26 min. 00 sec.; West 1113.27 feet to an iron pin and a fence line; thence with fence North 57 deg. 04 min. 16 sec. West 139.70 feet to an iron pin at a fence corner; thence continuing with fence North 71 deg. 34 min. 29 sec. West 201.00 feet to an iron pin; thence leaving said fence North 59 deg. 08 min. 06 sec. East 1166.46 feet to a point in the center line of the aforesaid Simpkins Road; thence with the center of said road the following two calls: South 55 deg. 16 min. 45 sec. East 103.58 feet; South 60 deg. 32 min. 01 sec. East 195.39 feet to the point of beginning.

Being the same property conveyed to BancorpSouth Bank, by Trustee's Deed from Jerry P. Spore, acting as Trustee, dated 2/22/2010, recorded 3/3/2010, of record in Instrument 20100303-0016225, 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 Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees 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 Grantees, 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. Property is being conveyed in "AS IS" condition.

WITNESS ITS HAND, this the 26TH day of May, 2011.

BANCORPSOUTH BANK

BY: _____
Ken Farmer, President

BY: _____
Chris Marchetti, Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th 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: November 7, 2011

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY