03

Kelly Todd

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

SPECIAL WARRANTY DEED	STATE OF TENNESSEE- COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 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
Anne Sinclair et al 707 S. 14th Street Nashville, Tennessee 37026	MAGNA BANK 6525 QUAIL HOLLOW RD., #300 MEMPHIS, TN 38120	083-05-024300

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Two Thousand Five Hundred and 00/100 Dollars ($152,500.00), 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, **ANNE SINCLAIR AND MOLLY MOORE, as tenants in common with the rights of survivorship,** 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 Davidson County, Tennessee, being part of Lots 10 and 11 on the Map of the Subdivision of the lands of Mrs. W.F. Todd, as of record in Book 161, page 100, Register's Office for Davidson County, Tennessee and described as follows: Beginning at a point in the easterly margin of North 12th Street, formerly Fountain Avenue, said point being 48 feet southerly from the northwest corner of said Lot 10; thence with margin of said Street, southerly 48 feet to a point; thence easterly 210 feet to a point in the westerly margin of an alley; thence with the margin of same, northerly 47 feet to a point which is 47 feet southerly from the northeast corner of Lot 10; thence westerly 210 feet to the point of beginning.

Being the same property conveyed to BancorpSouth Bank, a Mississippi Corporation by Trustee's Deed from Jerry P. Spore, Trustee, dated 12/13/2010, recorded 12/15/2010, of record in Instrument No. 20101215-0099612, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110077232 DEEDWARRSP
Recvd: 12/07/11 09:33 2 pgs
Fees:13.00 Taxes:564.25
20111207-0095354

This conveyance is made subject to all matters as shown on plat of record in Plat Book 161, page 100; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This improved property is more commonly referred to as follows: 707 S. 14th Street, Nashville, TN 37206.

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 which taxes are being paid at closing.

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 2nd day of December, 2011.

BANCORPSOUTH BANK

BY: _____
Ken Farmer, President

BY: _____
Chris Marchetti, Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of December, 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