THIS INSTRUMENT PREPARED BY:
Richard A. Northcott, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $68,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2012.

Notary Public
My Commission Expires: September 8, 2013

My Commission Expires:_____

FROM:	TO:
BANCORPSOUTH BANK	LELAND WATTS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Leland Watts 2819 Gallatin Road Nashville, TN 37216	NEW OWNER	MAP #16102018200

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, BANCORPSOUTH BANK, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto LELAND WATTS, married, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 4 on the Plan of Coutras Property of record in Plat Book 6050, Page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 4 fronts 58.49 feet on the westerly margin of Ashley Drive and extends back 167.71 feet on the southerly line and 134.07 feet on the northerly line to a dead line in the rear, measuring 95.20 feet thereon.

Being the same property conveyed to Bancorpsouth Bank, a Mississippi Corporation, by Trustee's Deed from Jerry P. Spore, as Trustee, of record in Instrument 20110209-0011312, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6305, Page 901, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6050, Page 71, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is ( ) Unimproved or (X) Improved property known as: 5007 Ashley Drive – Nashville, TN 37211

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120005228 DEEDWARRSP
Recvd: 01/23/12 13:34 2 pgs
Fees:13.00 Taxes:251.60
20120123-0006233

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 20 day of January, 2012.

GRANTOR – BANCORPSOUTH BANK

By: Ken Farmer, President

By: Chris Marchetti, Sr. Vice President

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ken Farmer, 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 named bargainer and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20 day of January, 2012.

My Commission Expires: _____

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

My Commission Expires: September 8, 2013

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chris Marchetti, 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 named bargainer and corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of January, 2012.

My Commission Expires: _____

Notary Public

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

My Commission Expires: September 8, 2013