Box 36
25334

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THIS INSTRUMENT PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE1ST DAY OF MARCH, 2012.

Notary Public

My commission expires:

Name and Address of New Owner:

Porter Terrace Partners, LLC
200 4th Avenue North, 3rd Floor, Noel Place
P.O. Box 198985
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20120016100 DEEDWARRSP
Recvd: 03/05/12 14:00 3 pgs
Fees:18.00 Taxes:2257.00
20120305-0019179

Send Tax Bills To:

NEW OWNER

Map and Parcel:

072-15-A-100 CO (Unit 100)
072-15-A-102 CO (Unit 102)
072-15-A-104 CO (Unit 104)
072-15-A-106 CO (Unit 106)
072-15-A-108 CO (Unit 108)
072-15-A-110 CO (Unit 110)
072-15-A-112 CO (Unit 112)
072-15-A-114 CO (Unit 114)
072-15-A-116 CO (Unit 116)
072-15-A-118 CO (Unit 118)
072-15-A-120 CO (Unit 120)
072-15-A-122 CO (Unit 122)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BANCORPSOUTH BANK,** a Mississippi Corporation, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **PORTER TERRACE PARTNERS, LLC,** a Tennessee Limited Liability Company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, & 122 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, page 537, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said units.

Being the same property conveyed to BancorpSouth Bank, a Mississippi Corporation by Trustee's Deed from Jerry P. Spore, Trustee of record as Instrument No. 20110727-0057275, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: Porter Terrace, Nashville, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Davidson County taxes for 2012, which have been prorated between the parties and are assumed by Grantee.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 6250, page 126, in the Register's Office for Davidson County, Tennessee.

3. Master Deed contained in an instrument of record in Book 7174, page 537, in the Register's Office for Davidson County, Tennessee, to which instrument reference is here made for the complete and exact terms, details and requirements thereof. By-Laws of record in Book 7174, page 558, in said Register's Office.

4. Charter of the Porter Terrace Condominium Homeowners' Association of record in Book 7184, page 692, in the Register's Office for Davidson County, Tennessee.

5. Subject to sewer and/or storm drainage easement(s) set forth in instruments of record in Book 4110, page 754, and Book 4122, pages 363 and 367, in the Register's Office for Davidson County, Tennessee.

6. Subject to easement for Sanitary Sewers of record in Book 7753, page 462, in the Register's Office for Davidson County, Tennessee.

7. Subject to Stormwater Detention Agreement of record in Book 6550, page 952, in the Register's Office for Davidson County, Tennessee.

8. Deed of conveyance to Metro for sewer lines of record in Book 7453, page 490, in the Register's Office for Davidson County, Tennessee.

9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, 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.

WITNESS its hand this 1st day of March, 2012.

BANCORPSOUTH BANK, a Mississippi Corporation

By: _____

Chris P. Marchetti, Senior Vice President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

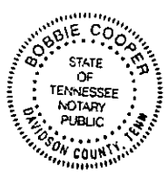
Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Chris P. Marchetti, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Senior Vice President of **BANCORPSOUTH BANK,** a Mississippi Corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 1st day of March, 2012.

NOTARY PUBLIC

My commission expires:_____

F:\Bobbie\BancorpSouth to Porter Terrace Partners (Sebastian)\Special Warranty Deed.doc



NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE