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

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120018556 DEEDWARRSP
Recvd: 03/14/12 09:49 2 pgs
Fees:13.00 Taxes:277.50
20120314-0021839

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Charles Mashburn
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of March, 2012.

NOTARY PUBLIC

My commission expires: 9/29/14

DAVID C. ADER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Charles Mashburn et ux 2912 Teakwood Drive Nashville, Tennessee 37214	Same address as new owner	096-10-0 007.00

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND and 00/100 Dollars ($75,000.00), 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, **CHARLES MASHBURN AND GERI MASHBURN, husband and wife,** 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 Lot No. 227, on the Plan of Cloverhill, Section 5, of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 227 fronts 75 feet on the north side of Teakwood Drive and runs back between lines 210.7 feet on the west side line and 203 feet on the east side line to a line in the rear measuring 75 feet thereon.

Being the same property conveyed to BancorpSouth Bank, by Successor Trustee's Deed from Peter Weiss, Successor Trustee, dated 4/25/2011, recorded 4/26/2011, of record in Instrument No. 20110426-0031713, in the Register's Office for Davidson County, Tennessee

This conveyance is made subject to all matters as shown on plat of record in Book 2133, page 88; 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: 2912 Teakwood Drive, Nashville, TN 37214.

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 2012 property taxes, which taxes are being prorated between the parties, and which taxes are 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 9th day of March, 2012.

BANCORPSOUTH BANK

BY: _____
Ken Farmer, President

BY: _____
Chris Marchetti, Senior Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of March, 2012, 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: January 9, 2016

My commission expires: _____

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY