THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
109 Westpark Drive; Suite 330
Brentwood, Tennessee 37027

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-7737

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #**
Sanil K. Halder 808 Huntwood Place Nashville, TN 37221	NEW OWNER	128-03-OB-041

FOR AND IN CONSIDERATION OF THE SUM OF **Ten Dollars ($10.00)** cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BancorpSouth Bank** (GRANTOR), has this day bargained and sold and hereby transfers and conveys to **Sunil K. Halder, a married person** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 41, as shown on the map entitled Section Two, Williamsport Subdivision, a Planned Unit Development, of record as Plat Book 9700, page 705, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BANCORPSOUTH BANK, A MISSISSIPPI BANKING CORPORATION, by deed from PATRICIA R. YOUNG, AS SUCCESSOR TRUSTEE, of record as Instrument No. 20110923-0073665, dated September 16, 2011, said Register's Office.

This is improved property known as: 808 Huntwood Place, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, and assigns, forever; and Grantor does covenant with 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, except as shown on Exhibit B attached hereto; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20120022537 DEEDWARRSP
Recvd: 03/28/12 11:54 3 pgs
Fees:18.00 Taxes:839.94
20120328-0026417

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 26 day of March, 2012.

BancorpSouth Bank

By: _____
Christopher Marchetti,
Senior Vice President

BancorpSouth Bank

By: _____
Kenneth E. Farmer,
Division President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christopher Marchetti, Senior Vice President of BancorpSouth Bank**, 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 bargainor, and corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said Christopher Marchetti, as Senior Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 26 day of March, 2012.

Debora L. Wynn
Notary Public **Commission Expires Jan. 06, 2015**
My Commission Expires:_____

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kenneth E. Farmer, Division President of BancorpSouth Bank**, 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 Division President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such Division President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said Kenneth E. Farmer as Division President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 26 day of March, 2012.

Debora L. Wynn
Notary Public **My Commission Expires Jan. 06, 2015**

My Commission Expires:_____

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$227,010.00.**

_____
Affiant

Subscribed and sworn to before me, this 26 day of March, 2012.

Debora L. Wynn
Notary Public

My commission expires:_____
My Commission Expires Jan. 06, 2015

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2012, and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record as Plat Book 9700, page 705, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 9144, page 703, said Register's Office.

4. Easement(s) of record as Book 5258, page 267; Book 8626, page 836; Instrument No. 20040511-0053729 and Instrument No. 20040511-0053728, said Register's Office.