BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20120024342 DEEDWARRSP
Recvd: 04/04/12 09:08 3 pgs
Fees:18.00 Taxes:1258.00
20120404-0028394

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

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #**
Tennessee Mental Health Consumers Association, A Tennessee Non-Profit Corporation 955 Woodland Street Nashville, TN 37206	NEW OWNER	Map 61-15 Parcel 60

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 **Tennessee Mental Health Consumers Association, a Tennessee Non-Profit Corporation** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 18 on the Map of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, and described according to a survey thereof, made by Z.J. Wilkinson, Surveyor, dated 8/12/1960 as follows:

Beginning at an iron pin at the back edge of a sidewalk the southwest corner of McIver Street in Gallatin Pike, as now widened and located; thence with margin of Gallatin Pike, South 22 degrees West 99.82 feet to an iron pin at the corner of Lot Numbers 17 and 18; thence with the line between said lots along a fence, and tree row, North 68 degrees 10' West 176 feet to an iron pin in the fence, being the southeast corner of the land that was conveyed to W.H. Reeves, et ux, by deed of record in Book 1583, Page 456, said Register's Office; thence along Reeves East line, North 22 degrees 20' East 94.42 feet to an iron pin, the South margin of McIver Street; thence with the margin of said Street, South 70 degrees 35' East 175.6 feet to the point of beginning.

Being the same property conveyed to BancorpSouth Bank by Quitclaim Deed from Jack Case Wilson, as of record in Instrument No. 20110208-0010935, Register's Office for Davidson County, Tennessee, dated 2/2/2011.

This is improved property known as: 3931 Gallatin Pike, Nashville, TN 37216.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its 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, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 27 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 27th day of March, 2012.

Notary Public
My Commission Expires: **My Commission Expires: January 9, 2016**

KIMBERLY L. BELCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 27th day of March, 2012.

Notary Public

My Commission Expires: January 9, 2016

My Commission Expires: _____

KIMBERLY L. BELCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$340,000.00.**

Affiant

Subscribed and sworn to before me, this 27th day of March, 2012.

Notary Public

My Commission Expires: January 9, 2016

My commission expires: _____

KIMBERLY L. BELCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2012, and subsequent years.

2. All matters shown on the Plan of Record in Plat Book 421, page 174, Register's Office for Davidson County, TN.

3. Easement of record in Book 4319, Page 888, Register's Office for Davidson County, TN.