This Instrument Prepared By:
**Lee & Lee Attorneys at Law, PC**
**109 East Gay Street, 615-444-1312**
**Lebanon, Tennessee 37087**

L&L#D21-2A

ADDRESS NEW OWNER:
**Jason Lenard**
**2958 Greer Road**
**Goodlettsville, Tennessee 37072**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**New Penn Financial**
**4000 Chemical Road, Suite 200**
**Plymouth Meeting, PA 19462**

MAP **11**
GROUP
PARCEL **197**

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, 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, does transfer and convey unto **Jason Lenard**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Map 011 Parcel 197

Tract 2: A certain tract or parcel of land in the 10th councilmanic district of Davidson County, Tennessee, described as Tract No. 2 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

Beginning at an iron pin the easterly margin of Greer Road (said beginning point being marked from the Northwest corner of the property conveyed to Robert L. Hullett ET UX, of record in deed book 9500, page 57, Register's office for Davidson County, Tennessee (Map 11, Parcel 118, TAODCT), for the following calls: on a curve having a radius of 3,564.94 feet, a tangent of 146.00 feet, a delta of 4 degrees 41 minutes 25 seconds, a chord of 291.75 feet, and a chord bearing of North 13 degrees 15 minutes 07 seconds East for a length of 291.83 feet to a point; thence continuing on a curve, having a radius of 279.01 feet, a tangent of 75.69 feet, a delta of 30 degrees 21 minutes 21 seconds a chord of 146.10 feet, and a chord bearing of North 00 degrees 51 minutes 40 seconds East for a length of 147.82 feet to a point; thence North 14 degrees 19 minutes 01 seconds west 41.83 feet; thence on a curve having a radius of 432.96 feet, a tangent of 118.82 feet, a delta of 30 degrees 41 minutes 36 seconds, a chord of 229.17 feet, a chord bearing of North 01 degrees 26 minutes 55 seconds East, for a length of 120.00 feet; thence from said point of beginning, and with the easterly margin of Greer road on a curve, having a radius of 432.96 feet, a tangent of 118.82 feet, a delta of 30 degrees 41 minutes 36 seconds, a chord bearing North 01 degrees 26 minutes 55 seconds East, for a length of 100.79 feet to an iron pin, a corner to tract 1 of this survey; thence with the line of tract 1, south 78 degrees 55 minutes 20 seconds East 275.40 feet to a point; thence North 06 degrees 37 minutes 52 seconds East 149.17 feet to a point; thence south 83 degrees 15 minutes 14 seconds East 956.36 feet to a point; thence south 06 degrees 25 minutes 03 seconds West 250.88 feet to a point; thence North 83 degrees 04 minutes 10 seconds West 1,001.68 feet to a point; thence North 80 degrees 21 minutes 02 seconds West 348.61 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20120037473 DEEDWARRSP
Recvd: 05/22/12 09:35 3 pgs
Fees:18.00 Taxes:284.90
20120522-0044216

Being the same property conveyed to BancorpSouth Bank by deed from Jerry P. Spore, Trustee dated February 7, 2011, of record in Instrument no. 20110209-0011313, Register's Office for Davidson County, Tennessee.

This is improved property known as 2958 Greer Road, Goodlettsville, Tennessee 37072. Possession is to be given on May 18, 2012.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter, shall be charged or encumbered in any manner whatsoever; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by through or under said GRANTOR, **BUT NOT OTHERWISE**.

WITNESS our hands this the 18th day of May, 2012.

Bancorpsouth Bank

Ken Farmer, President

Chris Marchetti, Sr. Vice President

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, the undersigned authority of 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 oath, acknowledged himself to be **President of BancorpSouth Bank,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 18th day of May, 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 Davidson )

Before me, the undersigned authority of 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 oath, acknowledged himself to be **Sr. Vice-President of BancorpSouth, Bank,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 18th day of May, 2012.

Kimberly Belcher
NOTARY PUBLIC

My Commission Expires: My Commission Expires: January 9, 2016

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual consideration or value, whichever is greater, for this transfer is $77,000.00.

Mary M. Richardson
AFFIANT

Subscribed and sworn to before me on this 18th day of May, 2012.

George A White
NOTARY PUBLIC

My Commission Expires: 11/19/13

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County