This Instrument Was Prepared By and Return To:
Gregory S. Perrone, Attorney
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120041222 DEEDWARRSP
Recvd: 06/05/12 10:24 4 pgs
Fees:23.00 Taxes:370.00
20120605-0048824

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #**
Fortuna Partners, LLC 135 Hampton Place Nashville, TN 37215	New Owner	See Attached Exhibit A

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, a Mississippi Corporation**, (GRANTOR), has this day bargained and sold and hereby transfers and conveys to **Fortuna Partners, LLC, a Tennessee limited liability company**, (GRANTEES), certain real property in Davidson County, Tennessee, described as follows:

"See Attached Exhibit A"

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their 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, their 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 1st day of June, 2012.

BancorpSouth Bank

By: _____
Christopher Marchetti,
Senior Vice President

BancorpSouth Bank

By: _____
William F. Waldkirch, III,
Senior Vice 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 1st day of June, 2012.

Hillary Torrence
Notary Public
My Commission Expires: 12-10-12

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William F. Waldkirch, III, 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 William F. Waldkirch, III as Senior Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 1st day of June, 2012.

Hillary Torrence
Notary Public
My Commission Expires: 12-10-12

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$100,000.00.**

Affiant

Subscribed and sworn to before me, this 1st day of June, 2012.

Hillary Torrence
Notary Public

My commission expires: 12-10-12

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 23, 29, 30, 31, 33, 34, 35, 36, 37, 53, 54, 55, 57, 58, and 59, as shown on the map entitled Phase Two, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to BANCORPSOUTH BANK, A MISSISSIPPI CORPORATION, by Trustee's Deed from JERRY P. SPORE, ACTING AS TRUSTEE, of record in Instrument No. 20101103-0088071, dated October 29, 2010, said Register's Office.

Map-Par. 163020B07300CO, 163020B07900CO, 163020B08000CO, 163020B08100CO, 163020B08300CO, 163020B08400CO, 163020B08500CO, 163020B08600CO, 163020B08700CO, 163020B10300CO, 163020B10400CO, 163020B10500CO, 163020B10700CO, 163020B10800CO and 163020B10900CO.

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 in Book 6900, Pages 561and 562, and in Instrument No. 20070621-0074238, 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 in Instrument No. 20061031-0135165 amended in Instrument No. 20070509-0055919, said Register's Office.

4. Right-of-Way Easement of record in Book 1207, Page 530, said Register's Office.

5. Stormwater Detention Agreement of record in Instrument No. 20040303-0023979, said Register's Office.