PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20120049030 DEEDWARR
Recvd: 07/03/12 11:24 3 pgs
Fees:18.00 Taxes:314.50
20120703-0058455

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 #**
Radnor Partners, LLC	**NEW OWNER**	094-01-0-382.00
211 Radnor Street		
Nashville, TN 37211		

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 **Radnor Partners, LLC, a Tennessee limited liability company**(GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 211, as shown on the map entitled the Map of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, 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, by deed from JERRY P. SPORE, TRUSTEE, of record as Instrument No. 20120530-0046622, dated May 18, 2012, said Register's Office.

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 29th day of June, 2012.

BancorpSouth Bank

By: _____
Lisa Campsey,
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 **Lisa Campsey, Vice President of BancorpSouth Bank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Vice President of BancorpSouth Bank, the within bargainor, and corporation, and that she as such 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 Lisa Campsey, as Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 29th day of June, 2012.

Stephanie Harlan
Notary Public
My Commission Expires: 7/21/13

STEPHANIE HARLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 21, 2013

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 29th day of June, 2012.

Stephanie Harlan
Notary Public

My Commission Expires: 7/21/13

STEPHANIE HARLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 21, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$85,000.00.**

Affiant

Subscribed and sworn to before me, this 29th day of June, 2012.

Notary Public

My commission expires: 11.3.2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT B
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 094-01-0-382.00.

2. All matters as shown on the Plat of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.