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

(1)

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 #**
Eddie Jackson, C.P.A., P.C. 1218 Murfreesboro Pike Nashville, TN 37217	New Owner	086 03 0 007

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 **Eddie Jackson, C.P.A., P.C.** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled Saddlebrooke, of record as Plat Book 6250, page 940, 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 BANKCORPSOUTH BANK, by deed from JERRY P. SPORE, AS TRUSTEE, of record as Instrument No. 20120223-0015920, dated February 17, 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, her 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, her 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:T20120050907 DEEDWARRSP
Recvd: 07/11/12 10:37 3 pgs
Fees:18.00 Taxes:553.15
20120711-0060774

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 6th day of July, 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 6th day of July, 2012.

Kimberly Belcher
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 6th day of July, 2012.

Stephanie E 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 **$149,500.00.**

Edythe W. Jackson
Affiant

Subscribed and sworn to before me, this 9th day of July, 2012.

Hillary Torrence
Notary Public

My commission expires: 12-10-12

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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. 086-03-0-007.

2. Matters shown on the Plan of record as Plat Book 6250, page 940, said Register's Office.

3. Restrictive Covenants contained in instrument of record as Book 6925, page 947, said Register's Office.