BILL GARRETT, Davidson County
Trans: T20120053474 DEEDWARRSP
Recvd: 07/20/12 09:23 2 pgs
Fees: 13.00 Taxes: 185.00
20120720-0063823

RECORD AND RETURN TO:
Limestone Title & Escrow, LLC
5409 Maryland Way, Ste. 130
Brentwood, TN 37027

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

AFFIANT

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2012.

NOTARY PUBLIC

My commission expires: My Commission Expires Jan. 06, 2015

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC – 5409 Maryland Way, Ste. 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Earwood 6558 Leipers Creek Road Columbia, TN 38401	Same address as new owner	032E-D-001.00

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND and NO/100 ($50,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BancorpSouth Bank, a Mississippi Corporation,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **Jerry Earwood, a married man,** hereinafter called the Grantee, his heirs and/or assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Eastmoreland Place of record in Book 161, page 170 in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to BancorpSouth Bank, a Mississppi Corporation, by Trustee's Deed from Jerry R. Spore, as Trustee, dated 1/28/2011, recorded 2/2/2011, of record in 20110202-009361, in the Register's Office for Davidson County, Tennessee.
>
> This is (x) improved ( ) unimproved property more commonly known as 129 Eastmoreland Street, Nashville, TN 37207.
>
> This conveyance is subject to all matters as shown on plat of record in Book 161, page 170; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and/or assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, the payment of which shall be the responsibility of the Grantee herein.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment. Property is being conveyed in "AS IS" condition.

WITNESS ITS HANDS, this the 16th day of June, 2012.

BancorpSouth Bank

BY: _____
Ken Farmer, President

BY: _____
Chris Marchetti, Senior Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 16th day of June, 2012, before me, appeared Ken Farmer and Chris Marchetti, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are the President and Senior Vice President, respectively, of BancorpSouth Bank, a Mississippi Corporation, and that said instrument was signed in behalf of said BancorpSouth Bank, and said officers acknowledged said instrument to be the free act of deed of said BancorpSouth Bank.

WITNESS my hand and seal, this the 16th day of June, 2012.

Debora L. Wynn
Notary Public

Debora L. Wynn
Printed Notary Name

My commission expires: _____

DEBORA L. WYNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires Jan. 06, 2015