THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120094189 DEEDWARRSP
Recvd: 12/10/12 11:52 3 pgs
Fees:18.00 Taxes:888.00
20121210-0113525

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel #
The American Home Real Estate Partnership I.V., L.P. P.O. Box 15470 Atlanta, GA 30333	NEW OWNER	150150 B 073 OO CO 150150 B 074 OO CO 150150 B 075 OO CO

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 **The American Home Real Estate Partnership, I.V., L.P.** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Numbers 73, 74 and 75, as shown on the map entitled Final Plat of Edison Park, of record as Instrument No. 20060726-0090090, 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, a Mississippi Banking Corporation, by Successor Trustee's Deed from PATRICIA R. YOUNG, SUCCESSOR TRUSTEE, of record as Instrument No. 20121018-0095505, dated October 18, 2012, Corrected Successor Trustee's Deed of record as Instrument No. 20121106-0102219, dated October 31, 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 A 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 7th day of December, 2012.

BancorpSouth Bank

By: _____
Michael G. McClellan
Vice President

BancorpSouth Bank

By: _____
Alexander Hartz,
Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael G. McClellan, 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 Vice President of BancorpSouth Bank, the within bargainor, and corporation, and that he 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 Michael G. McClellan as Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 7th day of December, 2012.

Nelda C Vest
Notary Public
My Commission Expires: 4-17-2016

NELDA C. VEST
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 **Alexander Hartz, 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 Vice President of BancorpSouth Bank, the within bargainor, and corporation, and that he 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 Alexander Hartz as Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 7th day of December, 2012.

Nelda C Vest
Notary Public

My Commission Expires: 4-17-2016

NELDA C. VEST
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 **$240,000.00.**

Affiant

Subscribed and sworn to before me, this 7th day of December, 2012.

Nelda C Vest
Notary Public

My commission expires: 4-17-2016

NELDA C. VEST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
PERMITTED EXCEPTIONS

1. Taxes for the year 2013, and subsequent years, not yet due and payable.

2. All matters shown on the Plan of record in Instrument No. 20060726-0090090, 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 as Instrument No. 20060831-0107891, said Register's Office.

4. Storm Water Detention Agreement of record as Instrument No. 20050603-0063189, said Register's Office.