RECORD AND RETURN TO:
Limestone Title & Escrow, LLC
5200 Maryland Way, Ste. 202
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130081793 DEEDWARRSP
Recvd: 09/20/13 12:45 2 pgs
Fees:13.00 Taxes:286.75
20130920-0099367

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00. M. Menke
AFFIANT

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF September, 2013.
Leslie Garside
NOTARY PUBLIC
My commission expires: 12/23/2014

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 5200 Maryland Way, Ste. 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Jones, et ux. **1514 Jewell Street** **Nashville, TN 37208**	**Same as new owner**	**072-09-0-065.00**

FOR AND IN CONSIDERATION of the sum of SEVENTY SEVEN THOUSAND FIVE HUNDRED and NO/100 ($77,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, 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 do hereby transfer and convey unto **ERNEST JONES AND KAREN JONES, HUSBAND AND WIFE,** hereinafter called the Grantee, his heirs and 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. 14 on the map of Dan Leech Subdivision, as of record in Book 1424, Page 70, Register's Office for said county.

Included in the above described property but SPECIFICALLY EXCLUDED THEREFROM, is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Highways evidenced by judgment of record in Book 4106, Page 198, Register's Office for Davidson County, Tennessee, Docket No. A-1410, Circuit Court of Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the map of Dan Leech Subdivision, as of record in Book 1424, Page 70, Register's Office of Davidson County, Tennessee. Beginning at a point in the northwesterly corner of the property of Bruce N. Richardson, said point being also on the common boundary line with Juanitah Joyce, thence running easterly 19 feet, more or less, along Richardson's northerly boundary line to a point; thence running south 13 degrees 14 minutes 46 seconds west, 62 feet, more or less, to a point on Richardson's southerly boundary line; thence running easterly 35 feet, more or less, along Richardson's southerly boundary line to a point; thence running northeasterly 56.6 feet along Richardson's westerly boundary line back to the point of beginning, containing 1570 square feet, more of less.

Being the same property conveyed to BancorpSouth Bank, by Trustee's Deed from Jerry P. Spore, Trustee, dated 7/15/2013, recorded 7/19/2013, of record in Instrument No. 20130719-0074785, in the Register's Office for Davidson County, Tennessee.

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 assigns, forever.

Being the same property conveyed to BancorpSouth Bank, by Trustee's Deed from Jerry P. Spore, Trustee, dated 7/15/2013, recorded 7/19/2013, of record in Instrument No. 20130719-0074785, in the Register's Office for Davidson County, Tennessee.

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 assigns, forever.

The undersigned covenant with the said Grantees that the property is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties and which taxes will be paid at closing.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantees, 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 warrant 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 Grantees 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.

WITNESS ITS HAND, this the ~~12~~ 13th day of September, 2013.

BANCORPSOUTH BANK

BY: _____
Ken Farmer, President

BY: _____
Chris Marchetti, Senior Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 13th day of September, 2013 within my jurisdiction, the within named KEN FARMER who acknowledges that he is the PRESIDENT of BANCORPSOUTH BANK, and that for and on behalf of BANCORPSOUTH BANK, and as its act and deed, in his said representative capacity he executed the above and foregoing instrument, after first having been duly authorized by said BANCORPSOUTH BANK so to do.

KIMBERLY E. STINCHCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public Kimberly Stinchcomb

My Commission expires: My Commission Expires: January 9, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 13th day of September, 2013 within my jurisdiction, the within named CHRIS MARCHETTI who acknowledges that he is the SENIOR VICE PRESIDENT of BANCORPSOUTH BANK, and that for and on behalf of BANCORPSOUTH