Prepared By:
Spragins, Barnett & Cobb, PLC
312 E. Lafayette
Jackson, TN 38301

Davidson County DEEDTRS
Recvd: 07/10/07 14:08 2 pgs
Fees:13.00 Taxes:444.00
20070710-0082234

TRUSTEE'S DEED

THIS SUBSTITUTE TRUSTEE'S DEED, made and entered into by and between **JERRY P. SPORE**, acting as Trustee, the hereinafter stated, "Grantor", and **BANCORPSOUTH BANK**, a Mississippi Corporation, the hereinafter stated, "Grantee":

WHEREAS, Bear Investment Group, LLC, by Real Estate Deed of Trust (the "Deed of Trust") dated June 9, 2006, of record as Instrument #20060616-0071983, in the Register's Office for Davidson County, Tennessee, conveyed to Jerry P. Spore, Trustee, the hereinafter described real property to secure the payment of a certain promissory note (the "Note") described in the Deed of Trust, which Note was payable to BancorpSouth Bank; and

WHEREAS, default has been made in the payment of the Note and the indebtedness accelerated in accordance with the terms of the Deed of Trust; and

WHEREAS, BancorpSouth Bank, as beneficiary/creditor, having authorized and instructed the substitute trustee to foreclose said Real Estate Deed of Trust by advertisement and sale at public auction in accordance with the terms of the Real Estate Deed of Trust; Grantor, as said substitute trustee caused due notice to be published on June 12, June 19 and June 26, 2007, in the *Tennessean*, a newspaper published in Davidson County, Tennessee, that the hereinafter described property would be sold at public auction at 11:00 a.m. on a July 6, 2007, at the Gaylord Entertainment Center of Davidson County, Tennessee, to the highest bidder for cash and free from the equity of redemption, homestead, dower and all other exemptions of every kind, by virtue of the authority vested in the said substitute trustee by the said Deed of Trust, all as set forth in the said Deed of Trust; and

WHEREAS, said land having been offered for sale at public auction to the highest bidder for cash on at 11:00 a.m. on July 6, 2007, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$120,000.00**, the said Grantee was duly declared the purchaser thereof; and

NOW, THEREFORE, in consideration of the sum so bid and paid, Grantor, as substitute trustee, does hereby convey and sell to the said Grantees, the following described land situated in Madison County, Tennessee, to wit:

Tax Map: 33 **Parcel: 6.00**

Land in the 10th Civil District of Davidson County, Tennessee, being a part of the Southwest part of Lot No. 3 in the map of the Cola Lands of record in Plat Book No. 1, Page 100, of the Chancery Court of Nashville, also of record in Book 58, Page 47, Register's Office for said County, and described as follows:

Beginning at a point in the North margin of Campbell Lane at the Southwest corner of a tract of one acre, more or less, conveyed to E. R. Clark, of record in Book 1110, Page 218, said Register's Office, and being the same part of the 30.54 acre tract conveyed to Lee A. Coleman and wife, from Nora Wood Clark, et al by deed of record in Book 1286, Page 258, Register's Office of Davidson County, Tennessee; thence with the North margin of Campbell Lane, North 88 deg. 30' West 115, more or less, to an iron pin; thence North 4 deg. 15' East 211 feet, more or less, to an iron pin; thence North 1 deg. 30' East 227 feet, more or less, to an iron pin; thence South 86 deg. 30' East 247 feet, more or less, to an iron pin; thence South 1 deg. 30' West 227 feet to a corner post, being the Northeast corner of said 1 acre tract conveyed to E. R. Clark; thence along Clark's North line, North 85 deg. 45' West 147 feet to a corner post, being the same corner post in the above said tract conveyed to E.

R. Clark and being the Northwest corner; thence South 4 deg. 15' West 297 feet, more or less, to the point of beginning, containing two (2) acres, more or less, in accordance with a survey made by Norman Jerkins, Surveyor, dated May 6, 1954.

Being the same property conveyed to Bear Investment Group, LLC by deed from Union Planters Bank, N.A. and of record on 8/15/05 in Instrument Number 20050815-0096001, Register's Office for Davidson County, Tennessee.

The address of the above described property is 1284 Campbell Road, Goodlettsville, TN 37072.

IN WITNESS WHEREOF, I have executed this document this 6th day of July, 2007.

JERRY P. SPORE - Trustee

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, the undersigned Notary Public for the State and County aforesaid, personally appeared JERRY P. SPORE, Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the trustee and that he, as such trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Given under my hand and official seal, this the 6th day of July, 2007, at office, in Jackson, Tennessee.

NOTARY PUBLIC

SHELBY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE MADISON COUNTY, TENN.

My Commission Expires:
5/23/11

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, (whichever is greater), is $120,000.00.

Affiant

Subscribed and sworn to before me this the 6th day of July, 2007.

NOTARY PUBLIC

SHELBY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE MADISON COUNTY, TENN.

My Commission Expires:
5/23/11

Person or Agency Responsible
For Payment of Taxes:

BancorpSouth Bank
5217 Maryland Way
Brentwood, TN 37027